



**CITY OF WASHOUGAL  
CITY COUNCIL WORKSHOP  
Monday, August 24, 2026  
5:00 PM**

**MEETING INFORMATION**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86070445139>

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC COMMENTS**

**IV. NEW BUSINESS**

**A. Finance: *2027-2028 Budget Strategy***

**B. Community Development: *Compiled Draft Comprehensive Plan Document***

**V. REPORTS AND COMMUNICATIONS**

**A. CITY MANAGER**

**B. MAYOR**

**C. CITY COUNCIL**

**VI. ADJOURNMENT**

UPCOMING MEETINGS: Monday, September 14, 2026 — Workshop at 5:00 PM & Council at 7:00 PM.

# City of Washougal

## 2027-2028 Budget Strategy and Overview

8/24/2026 | Presented by Daniel Layer



**City of Washougal**



# Workshop Agenda

- 2027-2028 Preliminary Budget Strategy
- Formal Budget Calendar
- Questions



# 2027-2028 Preliminary Budget Strategy

## Revenue Assumptions:

- Sales & Use Tax:
  - Trending 2-3% growth
  - New transportation sales tax ~ \$390,000
  - New public safety sales tax ~ \$390,000
- Utility tax revenue ~3% growth
- Utility revenues pursuant to previously adopted rate plan
- Trending of various revenues



# 2027-2028 Preliminary Budget Strategy

## Revenue Assumptions:

- 1% councilmanic property tax & EMS levy increase and
  - 2.00% new construction increase for 2027 (pending final numbers from County)
  - 2.00% new construction increase for 2028

### **Resolution No. 1259**

**A RESOLUTION** Expressing the Intent of the City Council to Reduce the City of Washougal Property Tax Levy if a Regional Fire Authority (RFA) is Approved by the Voters.



# 2027-2028 Preliminary Budget Strategy

## Resolution No. 1259

**A RESOLUTION** Expressing the Intent of the City Council to Reduce the City of Washougal Property Tax Levy if a Regional Fire Authority (RFA) is Approved by the Voters.

**WHEREAS**, if approved, the RFA would be effective September 1, 2026, and would begin to receive this property tax revenue and be responsible for providing Fire/EMS services in 2027 and the City of Washougal would no longer pay the costs of providing Fire/EMS services beginning in 2027, eliminating approximately \$3.4M of expenses from the general fund (net of the EMS levy).

**WHEREAS**, the Council desires to inform Washougal voters of its intent to reduce the City of Washougal's property tax levy by an amount equal to the \$3.4M estimated expense reduction should the RFA be approved by voters.



# 2027-2028 Preliminary Budget Strategy

## Resolution No. 1259

**A RESOLUTION** Expressing the Intent of the City Council to Reduce the City of Washougal Property Tax Levy if a Regional Fire Authority (RFA) is Approved by the Voters.

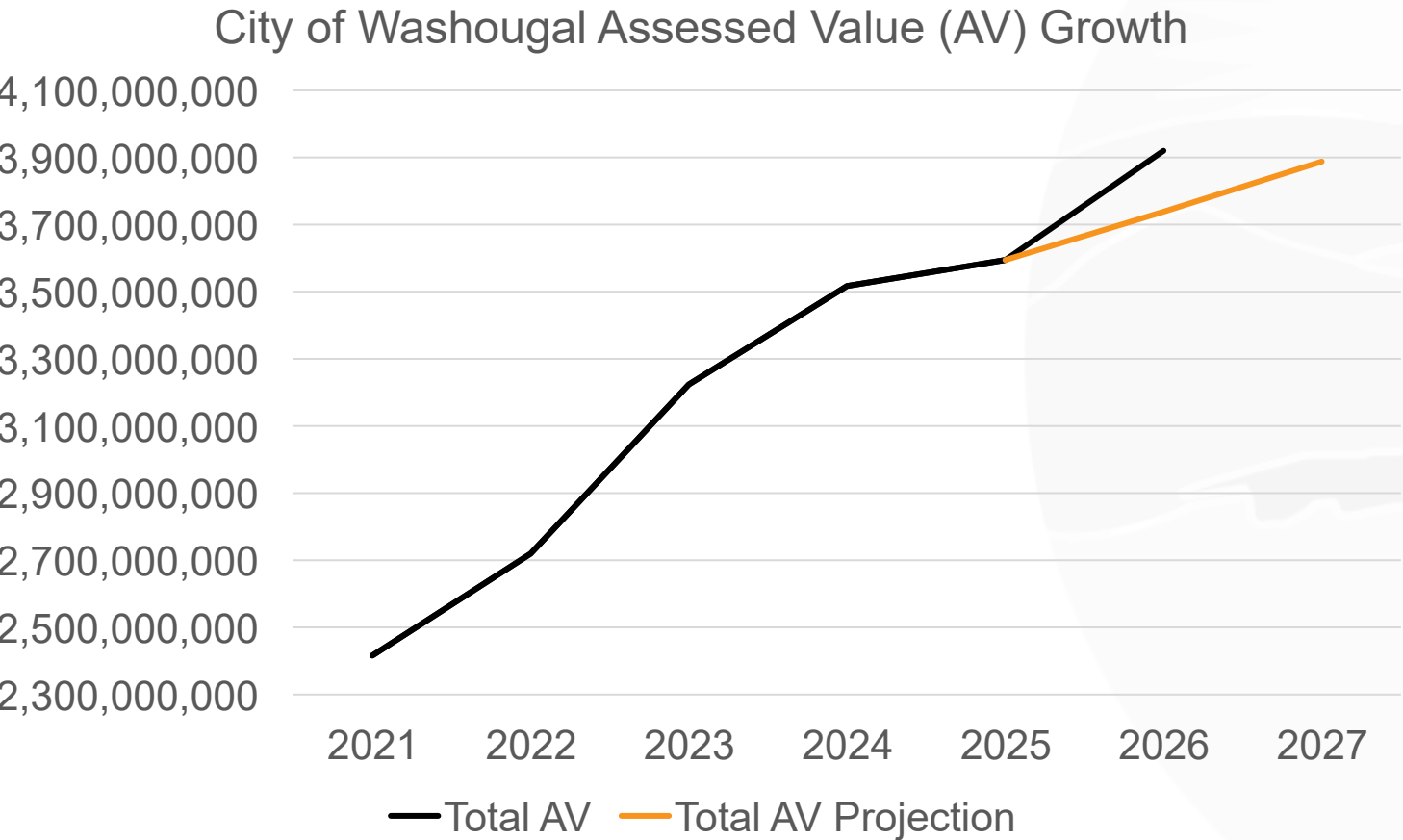
**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WASHOUGAL as follows:**

### Section I

If the RFA Plan is approved by voters in November 2025 it is the intent of the Washougal City Council to reduce the property tax levy by an amount equal to the estimated 2027 expenditures for Fire/EMS (net of the EMS levy) at an estimated rate reduction of approximately \$0.88 per \$1,000 of assessed valuation with the exact rate known in the fourth quarter of 2026 when assessed valuation information for 2027 is received from the County Assessor's office.



# 2027-2028 Preliminary Budget Strategy



| Year | Total AV      | % Inc. |
|------|---------------|--------|
| 2021 | 2,416,028,371 |        |
| 2022 | 2,719,425,503 | 12.56% |
| 2023 | 3,223,729,217 | 18.54% |
| 2024 | 3,517,107,814 | 9.10%  |
| 2025 | 3,594,546,628 | 2.20%  |
| 2026 | 3,738,328,493 | 4.00%  |
| 2026 | 3,920,001,718 | 9.05%  |
| 2027 | 3,887,861,633 | 4.00%  |
| 2027 |               |        |

# 2027-2028 Preliminary Budget Strategy

|                       | Resolution Intent |  | Hypothetical #1 | Hypothetical #2 | Hypothetical #3 |
|-----------------------|-------------------|--|-----------------|-----------------|-----------------|
| 2025 AV               | 3,594,546,628     |  | 3,594,546,628   | 3,594,546,628   | 3,594,546,628   |
| <b>2026 Growth</b>    | <b>4.00%</b>      |  | <b>9.05%</b>    | <b>9.05%</b>    | <b>9.05%</b>    |
| 2026 AV               | 3,738,328,493     |  | 3,920,001,718   | 3,920,001,718   | 3,920,001,718   |
| <b>2027 Growth</b>    | <b>4.00%</b>      |  | <b>0.00%</b>    | <b>4.00%</b>    | <b>9.05%</b>    |
| 2027 AV               | 3,887,861,633     |  | 3,920,001,718   | 4,076,801,787   | 4,274,923,950   |
|                       |                   |  |                 |                 |                 |
| CWFD GF Cost          | \$3,400,000.00    |  | \$3,400,000.00  | \$3,400,000.00  | \$3,400,000.00  |
| <b>Rate Reduction</b> | <b>\$0.875</b>    |  | <b>\$0.867</b>  | <b>\$0.834</b>  | <b>\$0.795</b>  |



# 2027-2028 Preliminary Budget Strategy

## Expense assumptions:

- Maintain service levels
- Contract for AFSCME 307W bargaining unit is being negotiated
- Medical benefits cost increases: AWC 11 - 14% increase; KAISER <9% increase
- Dental benefits cost increases: Delta 2 – 4% increase; Willamette 3 – 5% increase
- DRS contribution rates: PERS 5.58% (5.04% 7/1/2027\*); LEOFF 5.32%
- Key investments based on 2023-2028 Strategic Plan
- Continued use of Economic Development and SPIF funding:
  - Government affairs support toward pursuing funding opportunities for programs and capital projects to enhance economic development

\*The legislature must pass rates as part of the 2027-2029 biennial state budget.





# Formal Budget Calendar

- ~~August 10<sup>th</sup>: Budget Process Presentation~~
- ~~August 24<sup>th</sup>: Budget Strategy Presentation~~
- Week of August 24<sup>th</sup>: Budget requests sent out to departments
- September – October: Meetings with departments to review budget requests
- September 14<sup>th</sup>: Department Budget Presentations:
  - ❑ City Manager's Office, Human Resources, Council, Finance/Information Technology, Court and Other
- Late September: Preliminary Assessed Value (AV) estimates received from county
- September 28<sup>th</sup>: “high level” revenue/expenditure estimates all funds presentation



# Formal Budget Calendar

- September 28<sup>th</sup>: Department Budget Presentations:
  - ❑ Community Development, Police/Animal Control, Community Services & Strategy, Fire (Regional Fire Authority), Lodging Tax Advisory Committee (LTAC) Recommendations
- October 12<sup>th</sup>: Department Budget Presentations:
  - ❑ Public Works Operations and Maintenance & Capital Projects
- October 26<sup>th</sup>: 2027-28 City Manager's Proposed Budget Presentation and set hearings for Ad Valorem taxes, EMS levy and budget (2 consecutive weeks)
- November 9<sup>th</sup>: Public Hearings (set above), potential adoption of Ad Valorem taxes, EMS levy and budget.
- **November 23<sup>rd</sup>, November 30<sup>th</sup>**; December 7<sup>th</sup>, December 14<sup>th</sup> & December 21<sup>st</sup>: remaining dates for budget adoption

\*Tax levies must be passed by November 30<sup>th</sup>; budget by December 31<sup>st</sup>



# Next Steps

- Continued analysis and refinement of projections
- Continued budget discussions



# Questions



**City of Washougal**

## BUSINESS OF THE CITY COUNCIL

City of Washougal, Washington

**FOR AGENDA OF:**

8/24/2026

**SUBJECT:**

Community Development: ***Compiled Draft Comprehensive Plan Document***

**DEPT. OF ORIGIN:**

Community Development

**REVIEWED AT:**

August 18, 2026, Planning Commission Work Session

**TO BE RETURNED TO COUNCIL:**

Yes

**ATTACHMENTS:**

1. Draft Washougal Comprehensive Plan Public Review\_14AUG26
2. 1\_Draft Implementation Strategies
3. 2\_Draft Countywide Planning Policies June 2026
4. 3\_a\_GMA PPP - FINAL
5. 3\_b\_Middle Housing - PEP - Final
6. 3\_c\_Climate PPP - FINAL
7. 4\_Community Engagement Summary
8. 5\_Housing Analysis Report 2025
9. 6\_Community and Economic Profile
10. 7\_Water System Map
11. 8\_Climate Vulnerability Assessment
12. CC Workshop Presentation (08-24-2026)

### SUMMARY STATEMENT

This is the compiled Draft Comprehensive Plan for the Council's review.

### RECOMMENDED ACTION

No formal action is requested. This is just a presentation of the document to seek the Council's initial input on the compiled document.





# WASHOUGAL

## COMPREHENSIVE PLAN

2025-2045



WASHOUGAL  
ONWARD



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# Acknowledgements

The Washougal Comprehensive Plan update was made possible through the contributions and support of community members, leaders, local organizations, and subject matter experts over several years. The City acknowledges the support of the following individual community members in the development of the Washougal Comprehensive Plan.

## Citizens of Washougal

Thank you to the citizens of Washougal who took part in the Comprehensive Plan update process. Your ideas, perspectives, and commitment to the community have contributed to a stronger plan for the future. We are grateful for your engagement in shaping the direction of our city.

### City Council

David Stuebe, Mayor  
David Fritz  
David Szyplinski  
Ernie Suggs  
Marty Swofford, Jr.  
Michelle Wagner  
Tia Robertson

### City Staff

David Scott, City Manager  
Mitch Kneipp, Community Development Director  
Joe Walsh, Community Services & Strategy Director  
Trevor Evers, Public Works Director  
Jonathan Boehme, Deputy Public Works Director  
Kevin Bergstrom, Camas-Washougal Fire Marshall  
Zane Freschette, Police Chief  
Corinthia Barnhart, Parks & Cemetery Program Manager

### Planning Commission

James Reinhart, Chair  
Meridee Pabst, Vice Chair  
Bradley Williams  
Joe Zeiger  
Larry Wagoner  
Mike Lamb  
Nancy Fawakhiri

### Consultant Team

DOWL, LLC  
Cascadia Consulting Group, Inc.  
Community Attributes, Inc.  
Jacobs Engineering Group, Inc.  
MIG  
PointNorth Consulting  
Wallis Engineering, PLLC

### Citizen Advisory Committee

|                     |               |
|---------------------|---------------|
| Amy Minister        | Heena Dwivedy |
| Alex Yost           | Karja Cygni   |
| AJ Bogue            | Keely Neketuk |
| Ann Haller          | Mark Hughey   |
| Chris Kosmas        | Matthew Allen |
| Christopher Basanta | Sarah Maxwell |
| Chuck Carpenter     | Tasha Slater  |
| David Szyplinski    | Trang Lam     |
| Diana M Rogers      | Travis Dutton |
|                     | Lainey Hajek  |

### Other Contributors

Molly Coston  
Julie Russell  
Ron Schumacher  
Travis Dutton

## Lands Acknowledgement

We acknowledge that the City of Washougal is located on the ancestral and territorial lands of the Chinook and Cowlitz Tribes. We also acknowledge that the Columbia River and its many waterways served as an extensive network of trade and travel routes, drawing countless other tribes from across the Pacific Northwest to gather and exchange goods and culture. Since time immemorial, these Indigenous communities have lived on this land, and we recognize, support, and advocate alongside them.

We acknowledge that the Chinook are still fighting to be a Federally-recognized Tribe on their own land.

We understand that land acknowledgements are only the first step in our efforts to support all Indigenous peoples and educate non-Natives about their lived history. We strive to achieve this through building relationships with Indigenous communities, supporting Indigenous commerce, and lifting Indigenous voices to create equity for all.

Through these actions we hope to not only pay respect to the past, but also to collaborate in creating a sustainable future, hand in hand with the first stewards of this land.

For additional information, please visit [chinooknation.org](http://chinooknation.org) or [nativeartsandcultures.org](http://nativeartsandcultures.org).



Source: "White Wing" by Toma Villa, Washougal Community Library.

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## Abbreviations

|        |                                               |
|--------|-----------------------------------------------|
| ACS    | American Community Survey                     |
| ADD    | Average Day Demand                            |
| ADU    | Accessory Dwelling Unit                       |
| AIAN   | American Indian and Alaska Native             |
| AMI    | Area Median Income                            |
| AR-16  | Apartment Residential Zone, 16 units per acre |
| AR-22  | Apartment Residential Zone, 22 units per acre |
| BAS    | Best Available Science                        |
| BCE    | Before the Common Era                         |
| BLS    | Bureau of Labor Statistics                    |
| BPA    | Bonneville Power Administration               |
| CAC    | Community Advisory Committee                  |
| CAFE   | Corporate Average Fuel Economy                |
| CAGR   | Compound Annual Growth Rate                   |
| CAI    | Community Attributes, Inc.                    |
| CAO    | Critical Areas Ordinance                      |
| CC     | Community Commercial Zone                     |
| CETA   | Washington Clean Energy Transformation Act    |
| CFP    | Capital Facilities Plan                       |
| CH     | Highway Commercial Zone                       |
| CHAS   | Comprehensive Housing Affordability Strategy  |
| CIP    | Capital Improvement Plan                      |
| City   | City of Washougal                             |
| Corps  | US Army Corps of Engineers                    |
| County | Clark County                                  |
| CREDC  | Columbia River Economic Development Council   |
| CV     | Convenience Commercial Zone                   |
| CWFD   | Camas-Washougal Fire Department               |
| ECY    | Washington State Department of Ecology        |
| EMS    | Emergency Medical Services                    |
| ERU    | Equivalent Residential Units                  |
| ESA    | Endangered Species Act                        |



|                     |                                                           |
|---------------------|-----------------------------------------------------------|
| EV                  | Electric Vehicle                                          |
| FAR                 | Floor Area Ratio                                          |
| FEIS                | Final Environmental Impact Statement                      |
| FEMA                | Federal Emergency Management Agency                       |
| FERC                | Federal Energy Regulatory Commission                      |
| FLUM                | Future Land Use Map                                       |
| FMP                 | Facilities Master Plan                                    |
| FTE                 | Full-Time Equivalent                                      |
| GHG                 | Greenhouse Gas                                            |
| GMA                 | Washington State Growth Management Act                    |
| GPM                 | Gallons per minute                                        |
| GSP/FP              | General Sewer Plan and Facility Plan                      |
| HB                  | House Bill                                                |
| HI                  | Heavy Industrial Zone                                     |
| HUD                 | U.S. Department of Housing and Urban Development          |
| IP                  | Institutional and Public District Zone                    |
| IRP                 | Integrated Resource Plan                                  |
| LEHD                | Longitudinal Employer-Household Dynamics                  |
| LI                  | Light Industrial Zone                                     |
| LOS                 | Level of Service                                          |
| MFTE                | Multifamily Tax Exemption                                 |
| MG                  | Million Gallons                                           |
| MGD                 | Millions of Gallons per Day                               |
| MTCO <sub>2</sub> e | Metric Tons of Carbon Dioxide equivalent                  |
| NFIP                | National Flood Insurance Program                          |
| NHPI                | Native Hawaiian and Other Pacific Islander                |
| NPDES               | National Pollutant Discharge Elimination System           |
| OFM                 | Washington Office of Financial Management                 |
| OSPI                | Washington Office of Superintendent of Public Instruction |
| PPP                 | Public Participation Plan(s)                              |
| PRV                 | Pressure Reducing Valve                                   |
| R1-5                | Residential Zone (2,500 sq. ft. minimum lot size)         |
| R1-7.5              | Residential Zone (3,750 sq. ft. minimum lot size)         |
| R1-10               | Residential Zone (5,000 sq. ft. minimum lot size)         |
| R1-15               | Residential Zone (7,500 sq. ft. minimum lot size)         |
| RCW                 | Revised Code of Washington                                |
| RFA                 | Regional Fire Authority                                   |
| SB                  | Senate Bill                                               |
| SEPA                | State Environmental Policy Act                            |
| SMP                 | Stormwater Master Plan                                    |
| Sq. ft.             | Square feet                                               |
| Sq. mi.             | Square miles                                              |
| SR                  | State Route                                               |
| SWAPCA              | Southwest Air Pollution Control Authority                 |
| TC-C                | Town Center Core Zone                                     |
| TC-EV               | Town Center East Village Zone                             |
| TC-WV               | Town Center West Village Zone                             |
| TCFP                | Transportation Capital Facilities Plan                    |

|       |                                                      |
|-------|------------------------------------------------------|
| UGA   | Urban Growth Area                                    |
| UGB   | Urban Growth Boundary                                |
| UIC   | Underground Injection Controls                       |
| US    | United States                                        |
| VBLM  | Vacant Buildable Lands Model                         |
| VMT   | Vehicle Miles Traveled                               |
| WA    | Washington                                           |
| WAC   | Washington Administrative Code                       |
| WASPC | Washington Association of Sheriffs and Police Chiefs |
| WMC   | Washougal Municipal Code                             |
| WPD   | Washougal Police Department                          |
| WSD   | Washougal School District                            |
| WSP   | Water System Plan                                    |
| WUI   | Wildland-Urban Interface                             |
| WUTC  | Washington Utilities and Transportation Commission   |
| ZEV   | Zero Emission Vehicle                                |



## CHAPTER 1

---

# Introduction



WASHOUGAL  
ONWARD



# 1.0 Introduction

The City of Washougal (the City) offers its residents a vibrant community full of small-town charm and scenic beauty, nestled along the Columbia River with easy access to parks, recreation, and services. The City expects significant growth over the next 20 years through the end of the period of this plan in 2045 and remains committed to ensuring future generations are able to enjoy the unique charm and natural amenities that set Washougal apart.

Washougal's Comprehensive Plan is designed to guide growth and development through the 2045 planning period and balancing it with strategic planning for public facilities. As a long-range plan, the Comprehensive Plan: establishes a series of elements (or chapters) that address current conditions

and trends; forecasts land use and public infrastructure needs over the planning period; and establishes goals, policies and implementation strategies to achieve the type of growth and development patterns that complement the city's quality of life. The Comprehensive Plan is required to coordinate needs and policies across elements and with the plans of neighboring jurisdictions. As such, the Comprehensive Plan establishes the vision which is implemented through the City's regulatory codes, capital facilities plans, and

other tools. The Comprehensive Plan is prepared in accordance with state law and is consistent with regional planning efforts in Southwest Washington. The Comprehensive Plan plans for community growth through 2045, building on the original plan completed in 2013.



*Figure 1-1 Reflection Plaza*



## Strategic Plan

In 2022, the City began a strategic planning process to identify key agency priorities for the succeeding five years. The resulting 2023-2028 Strategic Plan incorporates extensive resident, business leader, and community group involvement, and reflects the shared vision for a thriving and prosperous Washougal. As part of the initial effort, the City participated in a visioning exercise to develop a Community Vision and Mission Statement. These statements guide discussions regarding growth, finances, environmental health, and other topics. The Strategic Plan identified five key strategic priorities: economic and community prosperity; financial health and core services; having a vibrant town center; implementing “smart growth”; and redefining the community identity. These principles guide City decisions and service delivery. In addition to meeting the requirements of the Growth Management Act, the Strategic Plan and its priorities informed goals, policies and implementation strategies contained in this Comprehensive Plan.



Figure 1-2 Strategic Plan Priorities

## Community Vision

*Washougal will be a safe, vibrant, and friendly community that successfully balances growth and expanding economic opportunity while preserving the community's beauty and the unique amenities of small-town living.*

## Policy Framework

The Washington State Growth Management Act (GMA) manages urban growth in a coordinated manner, to protect the environment and natural resource lands, and reduce sprawl. It requires cities and counties across the state to develop comprehensive plans and development regulations for their communities in support of 15 foundational planning goals. GMA also requires Clark County and the cities within it, including Washougal, to plan for and accommodate population growth by providing sufficient land for housing, jobs, and services over the 20-year planning horizon for a wide variety of land uses and infrastructure. Capital facility plans must also be reviewed and updated to demonstrate anticipated growth can be adequately served.

Comprehensive plans must be reviewed periodically every ten years to address new population forecasts, changing conditions, and new legislation. Based on recently adopted state requirements, the periodic update cycle that concluded in 2026 includes significant changes to GMA and requires the City address key issues such as housing and climate change.





Figure 1-3 Planning Policy Framework

## Planning for Housing

In response to concerns about housing availability and affordability across the state, a series of laws were passed to amend the GMA and housing requirements. Most notable was the amendment to the requirements of the housing element contained in RCW 36.70A.070 which mandated that local governments "plan for and accommodate" affordable housing for all income levels. The bill emphasizes the need for inclusive planning for housing availability for a diverse range of income groups and addresses policies and regulations contributing to racially disparate impacts, displacement, and exclusion in housing. The City is required to provide capacity for the housing needs of a spectrum of incomes, including moderate, low, very low, and extremely low-income households, emergency housing, emergency shelters, transitional housing and permanent supportive housing.

The State of Washington also adopted middle housing legislation to promote a greater variety of housing types, promote affordability, and increase the opportunity for infill development within existing residential areas. Middle housing refers to buildings that are "house-scale", meaning they are similar in bulk and form and compatible in scale, form and character with detached single-family homes. Examples include duplexes, triplexes, fourplexes, fiveplexes, sixplexes, courtyard apartments, cottage housing, and townhomes. Legislation requires that Washougal allow for two middle housing units to be constructed on all lots zoned predominately for residential use.

## Climate Planning

In 2023, the State legislature passed and signed into law House Bill 1181 which adds a climate goal requirement to GMA for local comprehensive plans to have a climate element to address resilience and greenhouse gas emissions (GHG). A resilience sub-element must include goals and policies to improve climate preparedness, response, and recovery efforts. The GHG sub-element must also include goals and policies to reduce emissions and vehicle miles traveled (VMT). The climate element must maximize economic, environmental, and social benefits and prioritize environmental justice for historically



marginalized populations, such as low-income persons, in order to avoid worsening environmental health disparities.

## Regional Context

The GMA requires planning efforts be coordinated among the cities and county government. The State of Washington Office of Financial Management disseminates population forecasts to counties, which work with cities and towns within their boundaries to establish a population, housing, and job projection for the 20-year planning horizon. The County then distributes these projections among the cities and towns to begin plan updates to use as the foundation for planning growth in the periodic update. Figure 1-4 shows the growth allocations for Washougal and Clark County that the City used during the 2026 periodic update of the City's comprehensive plan.

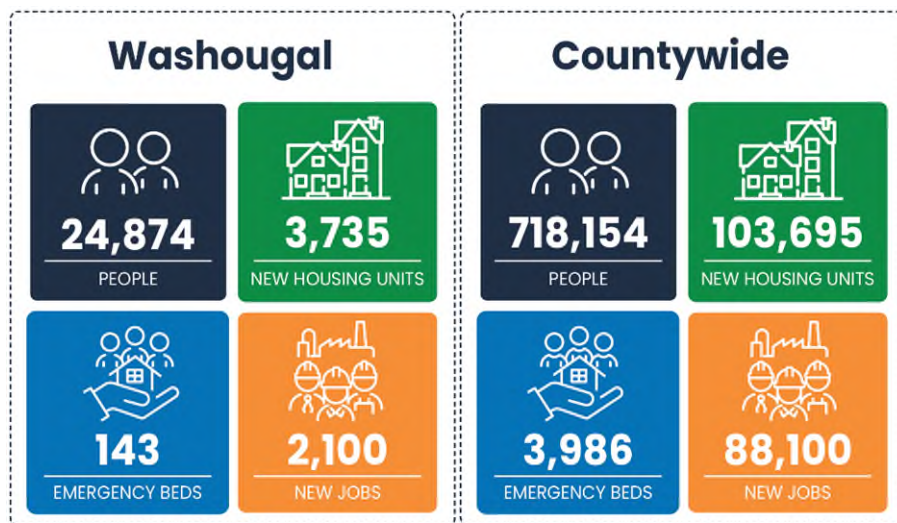


Figure 1-4 Washougal and Countywide Growth Projections and Targets

This periodic update is the culmination of a multi-year collaboration between Clark County (the County), the cities and towns within the county, local tribes, and local and regional agencies to update the countywide growth plan to accommodate population growth and address regulatory changes within the GMA. This plan is consistent with the Countywide Planning Policies, which provide a framework by which the cities and towns of Clark County address regional land use and capital facilities planning. The County revised the Countywide Planning Policies as part of this periodic update process to address new regulatory requirements including new climate goals and changes in housing planning. The 2026 Countywide Planning Policies are included as Appendix 2.

## Washougal Context

The City last updated the Washougal Comprehensive Plan in 2016, with a planning horizon through 2035. The 2025-2045 Comprehensive Plan update, referred to as the "2045 Plan", accomplishes the following objectives:



- Evaluates growth through the year 2045 with a focus on accommodating housing for all economic segments;
- Adds a Climate Element which addresses both greenhouse gas emissions reduction and climate resiliency;
- Introduces a new Implementation Strategies table (Appendix 1) that lists efforts that can be undertaken to advance community goals established in the 2045 Plan.

In concert with the 2045 Plan, the City also reviewed and amended associated capital facilities plans and development regulations to ensure plans and codes align with this periodic update.

City and County coordination on population, housing, and job allocations began in 2023. The City initiated its local periodic update process in 2024 with a goal to adopt an updated plan by December 31, 2025, following finalization of the countywide plan. However, countywide planning efforts and analysis extended into 2026 leading to finalization of the City's 2045 Plan in the winter of 2026. Background data and analysis used to inform this update reflect data available at the time such studies were authored.

## Community Engagement Process

The City launched a comprehensive community engagement process in the spring of 2024 to integrate community participation throughout the planning process and ensure the Comprehensive Plan update reflects the needs of the community. This effort began with the development and adoption of a Public Participation Plan for the periodic update as well as two additional engagement plans related specifically to climate and middle housing. The primary goal of the Public Participation Plans was to establish methods to engage the community, share information, solicit ideas and feedback, and create transparency in the planning process.

Consistent with the adopted public participation plans (Appendix 3), engagement with the public began with the launch of the project webpage and continued with a community survey, social media posts, community events and public meetings. Onward Washougal Project information materials distributed to residents included:

- Project factsheet
- Comprehensive plan video
- Social media (Facebook, X, Instagram, YouTube)
- Project website
- Community survey
- Distributed graphics and flyers advertising involvement opportunities such as the Community Advisory Committee, Comprehensive Plan Carnival, and Land Use Alternatives Open House





Table 1-1 Washougal Community Engagement Goals

| Community Engagement Goals                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Communicate with the community with timely, engaging, easy to understand, and accurate information.                                                                                                              |
| Educate the public about the GMA, planning process, and data relevant to the Washougal Comprehensive Plan update.                                                                                                |
| Involve the community in the identification, refinement and prioritization of policy updates needed to guide growth and development in Washougal over the next 20 years.                                         |
| Ensure community members have an opportunity to provide input on decisions related to the Comprehensive Plan update and understand how their feedback is incorporated into plans and development of regulations. |
| Reach a diverse range of the community and ensure communication strategies are designed to engage historically underrepresented community members.                                                               |

Public engagement activities throughout 2024 and 2025 involved meetings with different committees and several events. These included:

- Community Advisory Committee (CAC): Comprised of 21 individuals that represent a diversity of ages, races, ethnicities, and genders as well as a variety of key interest groups and organizations.
  - o Climate Subcommittee: comprised of nine individuals from the CAC with a special interest in Climate planning
  - o Middle Housing Subcommittee: comprised of nine individuals from the CAC with a special interest in planning for middle housing



Figure 1-5 Pumpkin Harvest Festival, 2024

The CAC and associated subcommittees held meetings throughout 2024 and 2025.

- Pumpkin Harvest Festival Tabling Event, October 2024
- Comprehensive Plan Carnival Open House, November 2024
- Land Use Alternatives Open House, February 2025

In addition, dozens of presentations were given to the Washougal Planning Commission and the Washougal City Council throughout the project to provide updates on project progress, solicit feedback on technical work, and request official action for project milestones, such as selecting the local preferred land use alternative.



Feedback from the community gathered throughout the process emphasized the following priorities:

- Preservation of natural resources and amenities that make Washougal unique;
- A desire for balanced growth and preservation of small-town charm;
- Focus high-intensity development in areas with adequate infrastructure;
- Preserve open space and consider opportunities for new parks and amenities;
- Encourage growth in downtown Washougal to continue to develop a vibrant city center;
- Consideration of climate change effects on open spaces, infrastructure, and natural resources.

A summary of engagement events and public input can be found in Appendix 4.

## Community Profile

### History and Industry

According to the City's website, Washougal occupies the ancestral lands of the Chinookan people, whose earliest known presence dates back to 11,500 Before the Common Era (BCE). The first western settlement occurred when Captain Robert Gray, a Boston fur trader, arrived at the mouth of the Columbia River in May of 1792. Shortly after, the famed British explorer George Vancouver traveled to the region to verify Gray's discovery. In October of 1792, Vancouver directed a young Lieutenant William Broughton to lead a party of men in a longboat up the Columbia River to explore its head waters. Broughton came as far as present day Washougal and landed near the east end of Reed Island (City of Washougal website, 2026).

Captain Gray's discovery of the Columbia River opened trade between Europeans and the Chinook tribe, who lived along the lower Columbia River between the Cascade region and the river's mouth. Then, in 1805 and 1806, famed explorers Meriwether Lewis and William Clark visited the region, marking the first North American cross-continental expedition.

The spirit of ingenuity and trade lives on through Washougal's commercial and industrial centers, namely the Port of Camas-Washougal and the downtown commercial district.

### Geographic Context

Washougal is located on the north side of the Columbia River, with its lowlands and famous prairie situated at the western entrance to the scenic Columbia River Gorge. Motorists who approach Washougal from the west on the Lewis and Clark Highway (State Route 14) are impressed with the majestic display of Mount Hood rising above the Cascade Mountains, framed by the columnar cliffs that signal the gateway of the Gorge and the great Columbia River that reflects its view. This setting of natural beauty has inspired many explorers, both old and new.

Washougal is bound to the west by the City of Camas, the Columbia River to the south, and rural lands to the north and east. Generally, the city is flat and developed in lowland areas and becomes residential and scenic in the northern hills. The Washougal River bisects the city west to east.



## People

Washougal has experienced moderate growth since the last periodic Plan update in 2013. Washougal is an affluent, well-educated city, with a strong family demographic that and growing retiree population. Figure 1-6 provides a snapshot of Washougal in 2023. Additional demographic information is included in Appendix 6.

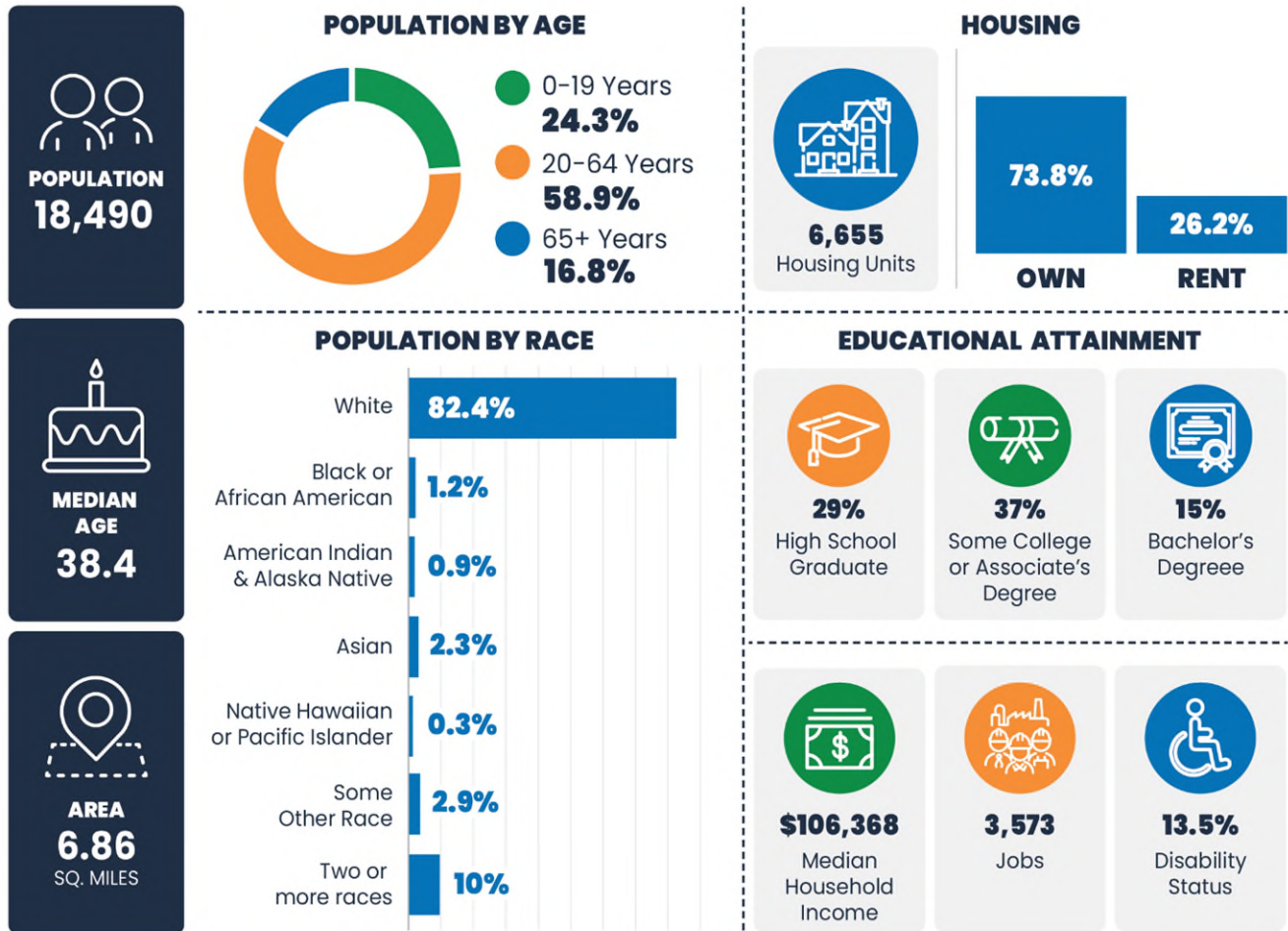


Figure 1-6 Community Profile



## Population

Similar to other communities in Clark County, the City of Washougal continues to experience growth on pace with population forecasts. More specifically, population estimates for land within city limits observed experienced a 20 percent growth from 2010 to -2020 and a 2.6 percent growth rate between 2020 to -2023, or a 1.7 percent increase year-over-year. Changes in Clark County and Washougal populations of Clark County and Washougal since the prior Comprehensive Plan are illustrated in Table 1-2.

*Table 1-2 Washougal and Clark County Historic Population<sup>1</sup>*

|           | 2000    | 2010    | 2020    | 2023    |
|-----------|---------|---------|---------|---------|
| County    | 345,238 | 425,363 | 503,311 | 527,400 |
| Washougal | 8,595   | 14,095  | 17,039  | 17,490  |

## Housing

Washougal has continued to increase housing stock throughout the community. As expected, housing development is predominantly within the city limits with only small amounts of development within the Urban Growth Area (UGA). As detailed in the Appendix 5, between 2000 and 2023, the City added 3,192 new housing units, with a vast majority of those units being single-family. Housing units include manufactured homes and other special housing units. As part of this update, the City must consider ways to diversify housing supply to achieve affordability targets. Further discussions regarding housing strategies and needs related to state law will be covered in the Housing Element.

## Employment

In 2023, the United States Census Bureau reported that Washougal had 3,500 primary jobs within the City, representing an increase of 3,573 jobs since 2002. Employment opportunities have fluctuated during that time, with two significant events, most significantly due to the housing market crash of 2008, and the COVID-19 pandemic of 2020-2022, having the most significant effect on the job market. However, following the pandemic, the City reached a new high for overall employment. Further discussion regarding the City's economic conditions and development strategy is addressed in the Economic Development Element.

<sup>1</sup> OFM, 2023. CAI, 2025.



## Washougal Onward

As an initial step in Washougal's periodic update process, the project team embarked on a visioning exercise to capture the community's aspirations. The Washougal Onward theme and brand symbolize progress and community. The pin shape evokes a feeling of both destination and home. Key features within the brand, including the river, mountains and trees, represent defining characteristics and qualities which frame Washougal's uniqueness. The rising sun signifies growth and vitality, a nod towards the aspirations felt by the community as it grows. Rays projected from the sun represent the Pendleton Woolen Mills, one of Washougal's founding businesses.

This periodic update process has been an opportunity for the community to reflect on the past, prepare for and embrace growth, and preserve the unique attributes that make Washougal home in the future.



*Figure 1-7 Project Brand*







## CHAPTER 2

# Land Use



WASHOUGAL  
ONWARD

## 2.0 Land Use

### Introduction

The Land Use Element is the foundation of the Comprehensive Plan and ensures Washougal can balance future population, employment growth, and infrastructure needs with sustainability. The Land Use Element is central to the entire Comprehensive Plan because it sets the future land uses that implement the community's vision of how it will grow through the Future Land Use Map (FLUM). Land use designations on the FLUM are the basis for establishing zones where people can live, work, shop, and recreate in Washougal. The FLUM and goals and policies in this Element are the roadmap for focusing growth and investment impacts to support equitable future growth over the next 20 years.

Land use policies housed in this Element guide the interpretation of functional plans, land use regulations, zoning, and other municipal regulations used to accomplish the vision identified in this plan.

As part of this periodic update process, the Clark County Council adopted countywide population and job forecasts. Following selection of these forecasts, the County, in collaboration with Washougal and other cities in the county, set population, housing, and job allocations for each jurisdiction. For this periodic update, Washougal must plan for growth through the year 2045, as shown in Table 2-1.

Table 2-1 Forecasted Growth<sup>2</sup>

|                          | Population | Housing (units) | Jobs  |
|--------------------------|------------|-----------------|-------|
| <b>Existing (2023)</b>   | 18,026     | 6,655           | 3,573 |
| <b>Forecasted (2045)</b> | 24,874     | 10,390          | 5,673 |

*The project growth means Washougal must provide sufficient capacity for 3,735 new housing units and 2,100 new jobs. Washougal's housing allocation is distributed by affordability level to address the GMA requirement to provide housing for all economic segments of the population.*

Table 2-2 shows the number of housing units required at each affordability level by area median income (AMI) and also includes an allocation for emergency beds, which are excluded from the housing unit total.

<sup>2</sup> Sources: WA Office of Financial Management Postcensal Estimates, 1960-Present, 2024; U.S. Census LEHD, Inflow-Outflow Analysis, 2024; Washington Office of Financial Management; Clark County 2025 Population, Housing, and Employment Allocation, 2023; Detailed Housing Characteristics, Washington, 1990 Census of Housing. Bureau of the Census, United States Department of Commerce; CAI 2025;





Table 2-2 Housing Allocation by Affordability Level<sup>3</sup>

| AMI                              |                              |               |               |                |                 |              |                |
|----------------------------------|------------------------------|---------------|---------------|----------------|-----------------|--------------|----------------|
| 0-30 Percent                     |                              | 30-50 Percent | 50-80 Percent | 80-100 Percent | 100-120 Percent | 120+ Percent | Emergency Beds |
| Non-Permanent Supportive Housing | Permanent Supportive Housing |               |               |                |                 |              |                |
| 390                              | 267                          | 523           | 781           | 471            | 324             | 1,033        | 143            |

## Regulatory Framework

### Growth Management Act Requirements

GMA requires that the City include a Land Use Element in its Comprehensive Plan that identifies the following mandatory components:

- The proposed distribution and general location and extent of the uses of land, where appropriate, for housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other land uses
- Population densities, building intensities, and estimates of future population growth
- Provision for protection of the quality and quantity of ground water used for public water supplies
- Where applicable, review of drainage, flooding, and storm water run-off in the area and nearby jurisdictions and guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state
- Wherever possible, consideration of urban planning approaches to promote physical activity

Because the Land Use Element is intended to provide a general overview of the distribution of land uses in the urban area, some of the above requirements will receive more detailed attention in other elements of the Comprehensive Plan.

### Relationship to Other Elements

GMA requires that the Comprehensive Plans be internally consistent. The Land Use Element affects all elements in the Comprehensive Plan. Land use goals and policies determine the distribution of different land use types within the city as well as coordinate the other Elements in the Plan.

Accordingly, most goals and policies within this chapter affect multiple elements simultaneously. For example, land use goals and policies work to establish a development pattern that ensures that multimodal transportation is located to prioritize higher density housing and community amenities which, in turn, impacts the Housing, Transportation, and Capital Facilities and Utilities Elements.

<sup>3</sup> Source: Issue Paper 5: Population, Housing and Employment Allocation, Clark County



Similarly, the land use goals aim to establish a lower-density development pattern near environmentally critical areas which align with the policies in the Housing and Climate Elements.

## Future Land Use

### Land Use Assumptions

Following confirmation of the population, housing and job allocations by Clark County, the City began evaluating land capacity to determine whether UGA expansion was necessary to accommodate the allocations. The City worked with Clark County planning staff to establish assumptions for the vacant buildable lands model (VBLM) that the County manages to calculate development capacity. The VBLM was the basis for developing land use alternatives and, ultimately, in developing the Future Land Use Map based on land that would be necessary to accommodate projected population and employment growth. A summary of land capacity is also provided later in Table 2-3.

Washougal is planning for 24,874 people in 2045. This represents an average annual growth rate of approximately 1.7 percent between 2023 and 2045.<sup>4</sup>

To evaluate employment capacity, a job density of nine (9) jobs per acre was applied to lands zoned as Industrial, while 20 jobs per acre was applied to Commercial and Town Center zoned land.

Residential density assumptions vary by zone and are influenced by the City's requirement to accommodate up to two middle-housing units per residential lot, as well as up to two accessory dwelling units (ADUs) per lot. Densities for each zone are identified in Table 2-4.

### Land Capacity Analysis

The following table identifies the distribution of land by zoning district and provides an estimate of built and buildable acres based on the VBLM prepared by Clark County. The VBLM model classifies each urban parcel as built but subject to redevelopment, vacant and underutilized. Lands with potential environmental resources and/or geologically hazardous areas are classified as constrained lands (e.g. not buildable) and are therefore not expected to develop (nor contribute to capacity for housing units or jobs). For the purposes of estimating housing and job capacity, it is assumed that 60 percent of buildable land located in Town Center zones and 50 percent of buildable land located in Commercial zones would develop housing units.<sup>5</sup> The VBLM also reflects implications of both State-required middle housing and accessory dwelling unit (ADU) regulations in residential zones. In an effort to consider the implications of these mandates, an estimated rate of development of middle housing and ADUs was established for both vacant and developed lots within the City. Table 2-3 provides an

<sup>4</sup> Appendix 5: Housing Analysis Report

<sup>5</sup> Source: Clark County Vacant Buildable Lands Model



overview of Washougal's land capacity. It identifies total acres by zone, distinguishes buildable acres and anticipated housing units based upon the VBLM.

Table 2-3 Buildable Acres and Estimated Jobs and Housing by Zoning Districts<sup>6</sup>

| Type of Zoning                       | Total Acres    | Buildable Acres | Estimated New Housing Units | Estimate Jobs* |
|--------------------------------------|----------------|-----------------|-----------------------------|----------------|
| <b>Residential</b>                   | <b>2,753.6</b> | <b>753.1</b>    | <b>3,705</b>                | <b>0</b>       |
| R1-5                                 | 274.14         | 94.36           | 855                         | 0              |
| R1-7.5                               | 1,078.11       | 213.46          | 595                         | 0              |
| R1-10                                | 538.04         | 164.49          | 1338                        | 0              |
| R1-15                                | 775.87         | 273.36          | 797                         | 0              |
| AR-16                                | 33.92          | 4.80            | 84                          | 0              |
| AR-22                                | 53.12          | 2.64            | 36                          | 0              |
| <b>Town Center</b>                   | <b>165.6</b>   | <b>45.4</b>     | <b>806</b>                  | <b>362</b>     |
| TC-C (Town Center – Core)            | 70.83          | 11.59           | 171                         | 76             |
| TC-EV (Town Center – East Village)   | 60.76          | 31.85           | 620                         | 276            |
| TC-WV (Town Center – West Village)   | 34.05          | 1.98            | 15                          | 10             |
| <b>Commercial</b>                    | <b>193.8</b>   | <b>57.0</b>     | <b>1,487</b>                | <b>558</b>     |
| CV (Convenience Commercial)          | 1.58           | 0.23            | 4                           | 3              |
| CC (Community Commercial)            | 100.25         | 22.83           | 298                         | 199            |
| CH (Highway Commercial)              | 92.00          | 33.93           | 1,185                       | 356            |
| <b>Industrial</b>                    | <b>317.5</b>   | <b>61.0</b>     | <b>0</b>                    | <b>703</b>     |
| LI (Light Industrial)                | 0              | 0               | 0                           | 703            |
| HI (Heavy Industrial)                | 317.54         | 61.03           | 0                           | 0              |
| <b>Institutional and Public (IP)</b> | <b>607.5</b>   | <b>0.00**</b>   | <b>0</b>                    | <b>0</b>       |
| <b>Total</b>                         | <b>4,038</b>   | <b>916.5</b>    | <b>5,998</b>                | <b>1,623</b>   |

\*Clark County also allocated the City 504 jobs that do not require land, including work-from home, government and construction related positions.

\*\*The VBLM does not consider municipally owned properties in the Built or Buildable acreage totals.

<sup>6</sup> Source: Clark County Vacant Buildable Lands Model



## Future Land Use Map

After completing the necessary technical work to establish capacity and set planning assumptions, the City engaged the community to develop land use alternatives that can meet the required population, housing, and job needs. Through a transparent and robust process, consistent with the adopted Public Participation Plans (Appendix 3), alternatives were developed, reviewed and a preferred land use alternative was selected.

The FLUM maintains existing land use designations throughout the city, while implementing changes made as part of the Northeast and Northwest UGA Subarea plan approved by the City in 2016 following the last periodic update process. The FLUM promotes a mix of uses in the town center and along the waterfront, with emphasis on housing in these areas.



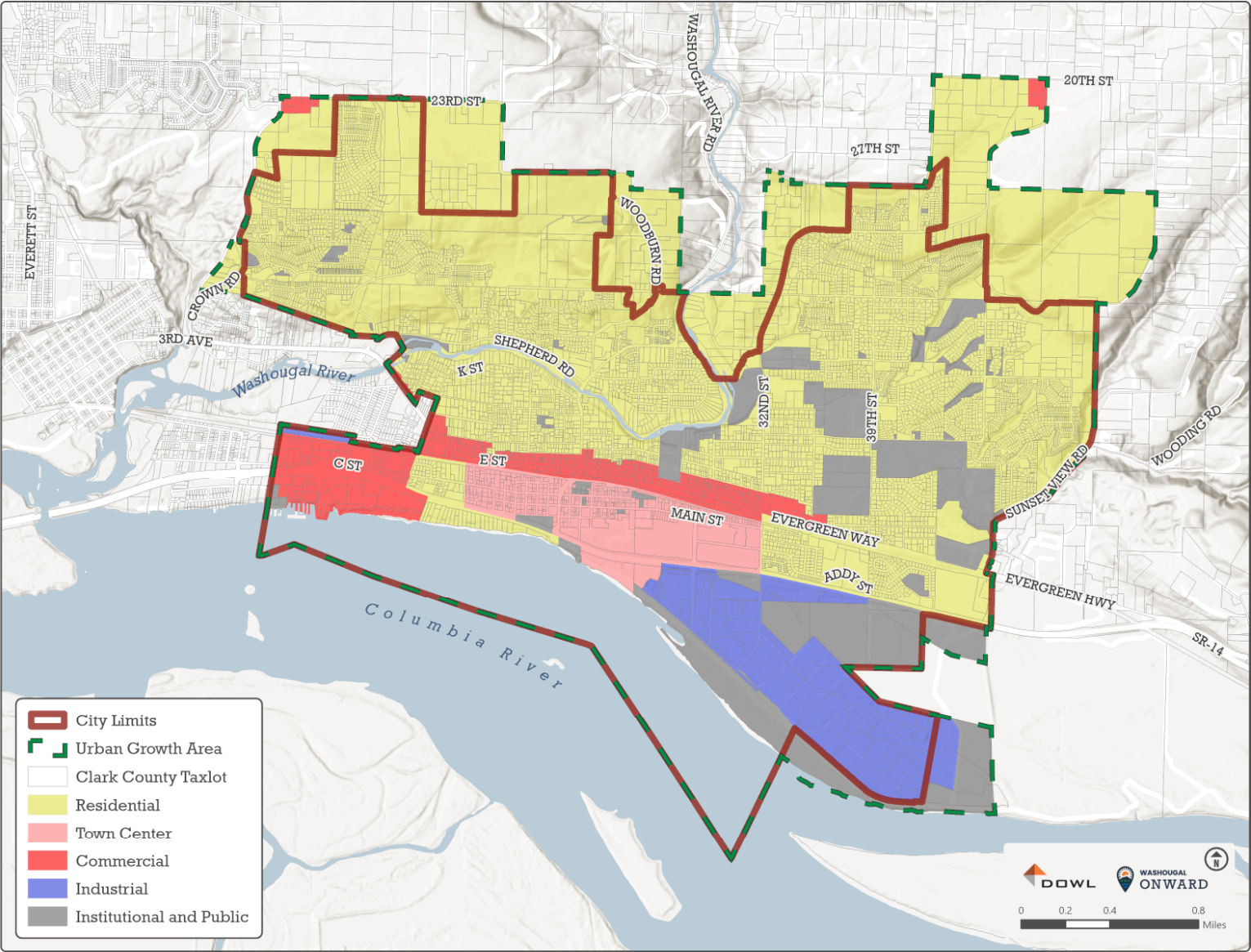


Figure 2-1 Future Land Use Map



## Land Use Designations

A number of land use designations guide the City in the distribution, location, and extent of use of land within its UGA. It is through these designations, and their incorporation into the FLUM, that the City will implement its vision and accommodate growth projections. The City has five (5) future land use categories: Residential, Commercial, Town Center, Industrial, and Institutional and Public District. Land use designations have zoning designations within them as summarized below.

Table 2-4 Comprehensive Plan Land Use Designations and Zoning Summary

| Zoning Designation | Maximum Densities            | Description and Characteristics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Residential</b> |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>R1-15</b>       | 1 unit per 7,500 square feet | <ul style="list-style-type: none"> <li>Provides residential areas for lower urban densities (minimum 15,000 square foot lot size).</li> <li>The larger lots in the R1-15 district are intended to accommodate the demand for more spacious and amenity-based residential development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>R1-10</b>       | 1 unit per 5,000 square feet | <ul style="list-style-type: none"> <li>Provides residential areas for lower urban densities (minimum 10,000 square foot lot size).</li> <li>These districts are located primarily in areas removed from higher density residential and commercial development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>R1-7.5</b>      | 1 unit per 3,750 square feet | <ul style="list-style-type: none"> <li>Provides residential areas for moderate urban densities: <ul style="list-style-type: none"> <li>R1-7.5 minimum 7,500 square foot lot size</li> <li>R1-5 minimum 5,000 square foot lot size</li> </ul> </li> <li>These districts provide a smooth transition between the lower density residential districts (R1-10 and R1-15) and high-density residential districts (AR-16 and AR-22).</li> <li>These zones encourage integration of more moderate density housing with easy access to shopping and services, employment, transportation, and public parks.</li> <li>Some commercial uses are permitted through a conditional use permit process (3,000 square feet or less).</li> </ul> |
| <b>R1-5</b>        | 1 unit per 2,500 square feet |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>AR-16</b>       | 1 unit per 2,500 square feet | <ul style="list-style-type: none"> <li>Provides for higher density residential development within the immediate vicinity of shopping and services, employment and transportation.</li> <li>Accommodates flexibility in design to encourage creative approaches to multifamily residential development.</li> <li>Encourages the preservation and enhancement of the existing building stock as well as its conversion into higher density uses.</li> </ul>                                                                                                                                                                                                                                                                        |
| <b>AR-22</b>       | 1 unit per 2,000 square feet |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |





| Zoning Designation                 | Maximum Densities | Description and Characteristics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    |                   | <ul style="list-style-type: none"> <li>The district may be characterized by garden-style apartments, townhouses, and row houses, among others.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Commercial</b>                  |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Convenience Commercial (CV)</b> | 30 units per acre | <ul style="list-style-type: none"> <li>Provides goods and services that cater to the frequent needs of residents in immediately surrounding neighborhoods.</li> <li>High-density multifamily residential development is permitted in this zone to promote additional housing adjacent to services and amenities near the city center and along commercial corridors.</li> <li>This district is designed to be compatible with adjacent residential environments and provide easy accessibility to adjacent neighborhoods.</li> <li>The successful integration of this commercial district adjacent to neighborhoods promotes reduced vehicle miles traveled and contributes to a more viable neighborhood atmosphere.</li> </ul>                                                                                                                                                                |
| <b>Community Commercial (CC)</b>   | 30 units per acre | <ul style="list-style-type: none"> <li>Provides goods and services to a more regional market area, rather than local.</li> <li>The mix of permitted uses is intended to encourage a pedestrian-friendly environment that does not promote extensive vehicle travel. Thus, highway business uses are generally not permitted and industrial and storage operations that necessitate truck traffic are only permitted as conditional uses if they can peacefully coexist in a pedestrian environment.</li> <li>Development within this district is typically characterized by large percentages of the lots occupied by buildings; few, if any, front, side, and rear yards.</li> <li>High-density multifamily residential development is permitted in this zone to promote additional housing adjacent to services and amenities near the city center and along commercial corridors.</li> </ul> |
| <b>Highway Commercial (CH)</b>     | 30 units per acre | <ul style="list-style-type: none"> <li>Intended to acknowledge the existing highway orientation of a significant stock of commercial development.</li> <li>Conveniently serves the needs of highway travelers conveniently.</li> <li>Uses include intensive commercial activities and establishments that rely on highway-oriented, pass by traffic.</li> <li>Characteristics of these sites include high visibility to highway traffic, large sites, and immediate highway access.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                  |



| Zoning Designation               | Maximum Densities               | Description and Characteristics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  |                                 | <ul style="list-style-type: none"><li>• This district is not normally suitable adjacent to lower density residential neighborhoods without compatibility mitigation efforts.</li><li>• This district is designed to be the least restrictive of all the commercial districts.</li><li>• High-density multifamily residential development is permitted in this zone to promote additional housing adjacent to services and amenities near the city center and along commercial corridors.</li></ul>                                                                                                                                          |
| Town Center                      |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Town Center Core (TC-C)          | Based on Floor Area Ratio (FAR) | <ul style="list-style-type: none"><li>• This district is envisioned to have the highest intensity uses, especially retail, offices, residences, and hotels contained within mid-rise buildings.</li><li>• Shops and restaurants should be located along key streets, particularly principal pedestrian corridors.</li><li>• Over time, parking should be increasingly located within structures.</li></ul>                                                                                                                                                                                                                                  |
| Town Center East Village (TC-EV) |                                 | <ul style="list-style-type: none"><li>• This district is envisioned to have a mixture of higher density housing and retail within low-rise buildings.</li><li>• Some retail uses should be auto-oriented and have somewhat large footprints.</li><li>• Public open spaces should be found throughout the district.</li></ul>                                                                                                                                                                                                                                                                                                                |
| Town Center West Village (TC-WV) |                                 | <ul style="list-style-type: none"><li>• This district is envisioned as a predominantly residential area with some modest infill development on vacant and underutilized parcels.</li><li>• Any development should be low-rise.</li><li>• The district should also contain public buildings and uses.</li></ul>                                                                                                                                                                                                                                                                                                                              |
| Industrial                       |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Light Industrial (LI)            | Not applicable                  | <ul style="list-style-type: none"><li>• Provides suitable areas for a variety of industrial uses including manufacturing, wholesale trade and distribution activities.</li><li>• The industries located in this district can be characterized as clean and generally compatible with surrounding commercial uses.</li><li>• The light industrial districts are intended to contain uses that will not generate excessive noise, pollution, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.</li><li>• Certain commercial activities are also included as permitted uses in this district.</li></ul> |
| Heavy Industrial (HI)            | Not applicable                  | <ul style="list-style-type: none"><li>• Provides suitable areas for manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, and trucking.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



| Zoning Designation                            | Maximum Densities | Description and Characteristics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               |                   | <ul style="list-style-type: none"> <li>The uses associated with this district may generate significant levels of truck traffic, noise, pollution, vibration, dust, gas, fumes, odors, and radiation, and create fire or explosion hazards or other objectionable conditions.</li> <li>Uses within this district may require rail and/or water transportation.</li> <li>Conditional uses permitted in this district are primarily those known to create a severe safety hazard or to be a major producer of air pollution, thus being subject to state and/or federal environmental statutes.</li> <li>Highly unsuitable adjacent to residential districts.</li> </ul> |
| <b>Institutional and Public District</b>      |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Institutional and Public District (IP)</b> | Not applicable    | <ul style="list-style-type: none"> <li>Provides a companion use district for properties designated as “schools and public facilities” and “parks and open space” on the Comprehensive Plan maps.</li> <li>Provides for major institutional and governmental activities such as schools, public parks, government offices, utility structures, and other similar public and semipublic uses.</li> <li>Certain uses typically located adjacent or in close proximity to institutional uses may be permitted in areas designated as “schools and public facilities” as conditional uses.</li> </ul>                                                                      |

## Overlays and Subareas

**Urban Reserve:** The Urban Reserve is a Clark County overlay that applies to all lands located outside of City limits but within the City’s UGA. These lands are regulated by Clark County until annexed into the City of Washougal. As such, proposed uses and zoning designations are expected to be compatible with City and County zoning regulations.

**Woodburn Hill Subarea Development:** This subarea was established to guide development of the Woodburn Hill Subarea. The guidelines and standards set a framework that allows for flexibility in design and development, preservation, to the greatest degree possible, of the environmentally sensitive areas and open space opportunities within the subarea and balancing these interests with private property rights.

**Northeast and Northwest Urban Growth Area Subareas:** This subarea plan reflects the community’s vision to encourage high quality, lower density residential choices and limited commercial development opportunities within the northern UGAs and to direct denser residential and employment development towards the town center.



## Annexation

The FLUM assumes eventual annexation of all land in the UGA to accommodate growth over the planning period. In collaboration with Clark County, each City and Town must designate areas to be annexed, have criteria for annexation, and plan for providing urban services and facilities to these areas.

Policies for the transition of services following annexation are included in this Element. Washougal plans for annexations considering their ability to provide a full range of urban services, as required by state law. Additionally, Washougal plans for and extends utilities to areas in the UGA in exchange for property owners' agreement to be annexed. In areas where utilities presently extend beyond City limits, but are within the UGA, Washougal and Clark County will jointly plan for development under an intergovernmental agreement that implements development regulations consistent with Washougal's standards.

Washougal encourages and supports annexations to the City within UGAs, to support forecasted housing and job growth in areas where urban services are available or can be efficiently provided. Additionally, an interjurisdictional analysis assessing fiscal and other impacts related to annexations from the County, the City, and special purpose districts shall be developed consistent with the annexation policies identified below.

## Goals and Policies

### Land Use

**GOAL 1:** To foster a sense of community and civic pride among residents and business owners.

- Policy 1-A: The City will encourage development that uses private and public resources efficiently, including energy and water.
- Policy 1-B: The City will encourage public participation throughout the land use planning process, particularly from vulnerable and overburdened communities.
- Policy 1-C: The City will coordinate planning activities with neighboring jurisdictions, Clark County, the Columbia River Gorge National Scenic Area, and special districts including schools, public utilities and transit.
- Policy 1-D: The City will channel all urban development in the Washougal area within the Urban Growth Boundary (UGB).
- Policy 1-E: The City will establish a development process which is simple, clearly understood, and predictable for the public, the development community, and public officials.
- Policy 1-F: The City will identify and encourage the preservation of lands, sites, and structures that have historic or archaeological significance.



## Urban Design

**GOAL 2:** To design a community whose form and function capitalize on and preserve the area's natural scenic beauty, including the proximity to the Columbia River Gorge and the economic advantages of its multimodal accessibility, in a way that provides an attractive environment for people to live and work.

Policy 2-A: The City will direct commercial development in a way that will lead to the establishment of an identifiable business core for retail and commercial enterprises with mobility hubs and access to multimodal transportation.

Policy 2-B: The City will pursue the development and rehabilitation of neighborhoods that are safety-conscious in design and promote neighborhood multimodal transportation access, climate resilience, stability, identity, and sense of place.

Policy 2-C: The City will encourage the enhancement of industrial development on presently occupied sites and in the Camas-Washougal Industrial Park, giving consideration to development that supports a green jobs pipeline.

Policy 2-D: The City will provide adequate public services and facilities to support desired development in an efficient manner.

Policy 2-E: The City will produce design guidelines for the Downtown Core addressing an overall theme, building heights and mass, building materials, signage, appropriate streetscapes, and features to maximize conservation of energy, materials, and water.

Policy 2-F: The City will modify the legal non-conforming use provision of the Washougal Zoning Code to permit expansions of legal non-conforming businesses, pursuant to current development standards.

## Residential

Further housing analyses and policies are contained in Chapter 6: Housing.

**GOAL 3:** To provide adequate opportunity for the development of a variety of housing types and price ranges that accommodate all economic segments in the community.

Policy 3-A: The City will provide an adequate supply of land zoned for a variety of residential densities and housing types to meet its 20-year housing allocations.

Policy 3-B: The City will encourage infill development in appropriate areas in a way that is consistent with the integrity of existing neighborhoods.



Policy 3-C: The City will guide the pattern and progress of residential development through the planned provision of infrastructure, including green infrastructure, in an efficient and cost-effective manner.

Policy 3-D: The City will support the enhancement and preservation of the existing housing stock and neighborhoods through land use policies that are conducive to existing neighborhood character.

Policy 3-E: The City will promote preservation, energy efficiency, electrification, and weatherization of housing, especially in overburdened communities.

## Commercial Development

Further commercial development analyses and policies are contained in Chapter 7: Economic Development.

**GOAL 4:** Encourage retail, service, professional, and other commercial activity in the downtown core district, while providing for special purpose commercial uses (Highway/Tourist or Neighborhood) at other strategic locations identified on the plan map and in support of complete neighborhoods and transit-oriented development where feasible.

Policy 4-A: The City will discourage strip highway commercial development through appropriate zoning and development regulations.

Policy 4-B: The City will encourage desired commercial development in the downtown core district and other special purpose districts through appropriate land use regulations, incentive programs, and strategic expansion of multimodal transportation options.

Policy 4-C: The City will create tourist service zones with commercial services related to tourism, public transit, and EV charging.

Policy 4-D: The City will strive to create an economic climate in which business owners feel supported and expand in Washougal.

## Industrial Development

Further industrial development analyses and policies are contained in Chapter 7: Economic Development.

**GOAL 5:** To create an industrial climate which fosters the redevelopment and improvement of existing industrial land and expands industrial enterprise in appropriate areas in a fashion that enhances the socioeconomic character of Washougal.

Policy 5-A: The City will encourage the continued economic viability and expansion of existing industrial enterprises, emphasizing energy efficiency upgrades and green building features.





- Policy 5-B: The City will direct future industrial growth to the Camas-Washougal Port Industrial Park and to other appropriate industrial lands.
- Policy 5-C: The City will enhance transportation access, including transit, cycling, and walking, to industrial properties in order to facilitate the movement of both employees and business and industrial activities.
- Policy 5-D: The City will ensure the availability of adequate supply of developable industrial land to meet its 20-year job allocations through appropriate zoning.
- Policy 5-E: The City will encourage desired industrial development through the provision of adequate infrastructure for industrial uses and incentives for energy efficiency upgrades and green building features.

## Transportation Development

As permitted by the GMA, the Transportation Capital Facilities Plan (TCFP) is the City's Transportation Element and is adopted by reference. Goals and policies related to transportation can be found in the TCFP.

## Open Space Development

Further analyses and policies are contained in Chapter 5: Parks and Open Space.

**GOAL 6:** To satisfy the recreational needs of the citizens of the City of Washougal.

- Policy 6-A: The City will prioritize acquiring open space for preservation and development of parks, while ensuring access for vulnerable and overburdened communities.
- Policy 6-B: The City will encourage cooperation and coordination between public jurisdictions and private enterprise in the provision of recreational services and level of service standards.
- Policy 6-C: The City will prioritize public access to natural resource lands and water, where feasible and consistent with public safety, environmental protection, and Shoreline Master Program policies.
- Policy 6-D: The City will ensure identified open space corridors within and between UGAs are preserved to support habitat quality and climate resilience and are developed responsibly with appropriate uses including recreation, trails, and connection of critical areas.

## Surface and Groundwater Protection

Further analyses and policies are contained in Chapter 8: Natural Resources and Critical Areas.



**GOAL 7:** To protect and improve the quality of life and build climate resilience through the protection of ground water quality and quantity.

Policy 7-A: The City will ensure all standards and regulations applicable to waters within the City of Washougal are enforced and coordinated.

Policy 7-B: The City will enforce the wellhead protection ordinance in order to maintain the high-quality ground water resources enjoyed by the city.

Policy 7-C: The City will provide quality water for public water supplies and other beneficial uses.

Policy 7-D: The City will monitor and evaluate stormwater conditions resulting from infill development.

## Sustainable Development

In combination with the Climate Change and Resiliency Element, the Land Use Element plays a role in natural hazard mitigation by managing development near critical areas.

**GOAL 8:** To mitigate the risk to lives and property posed by wildfires using land use planning tools that reduce wildfire risks to development in high-risk areas and the wildland urban interface area, separating human development from wildfire prone landscapes, and protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.

Policy 8-A: The City will provide residents living in the Wildland-Urban Interface (WUI) areas information about fire prevention practices through the development of a communitywide wildfire resilience strategy that promotes fire-adapted communities.

Policy 8-B: The City will ensure City building code regulations support fire prevention practices such as defensible space.

Policy 8-C: The City will support the development of a comprehensive community wildfire resilience strategy with information specific to community needs.

Policy 8-D: The City will encourage undergrounding existing overhead transmission lines within the WUI.

Policy 8-E: The City will discourage new development of critical and essential facilities in the WUI, consistent with the Hazard Mitigation Plan.

## Annexation

**GOAL 9:** To annex the Washougal UGA to adequately serve the area and plan properly for its continued development, and adjust city boundaries in a logical and orderly process.



Policy 9-A: The City of Washougal will periodically update its annexation plan, which identifies the order, timing, and strategies for successful annexation of the urban area.

**GOAL 10:** Each resident and property owner will have access to all information needed to evaluate and make responsible decisions related to the delivery of urban services and boundary changes.

Policy 10-A: The City of Washougal and City staff will provide all relevant service delivery and annexation information to people requesting such information to facilitate responsible decision making.

Policy 10-B: The Washougal City Council and City staff will continue to work in the spirit of cooperation with citizens, property owners, business representatives, existing service providers, and other groups to develop and implement plans for service delivery as boundary changes occur.

Policy 10-C: The Washougal City Council will work with residents and businesses of an annexation area to determine the most appropriate method of annexation as provided by state law.

**GOAL 11:** To encourage partnership with Clark County in the process of developing a FLUM and subsequent zoning map for the Washougal UGA in response to the GMA. When adopted by the City Council and the Clark County Council, the plan will be used to provide the framework for future growth and development. The plan will also serve as a guide to future boundary changes.





## CHAPTER 3

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# Housing



WASHOUGAL  
ONWARD

## 3.0 Housing

### Introduction

This Housing Element addresses Goal 4 of the GMA<sup>7</sup> and is intended to guide the community's needs and desires for housing. The Housing Element supports other elements of the Comprehensive Plan, including Transportation, Land Use, Economic Development, Capital Facilities, and Natural Resources Elements.

### Regulatory Framework

#### Growth Management Act Requirements

The GMA requires that all Comprehensive Plans include a housing element to outline goals and strategies that effectively address housing needs and shortages and ensure housing access to residents of all backgrounds and economic status.<sup>8</sup> Baseline requirements for the Housing Element include:

- Planning for sufficient land capacity for all economic backgrounds and income levels, including emergency and supportive housing, and containing policies and regulations that address racially disparate impacts and exclusionary housing practices.
- Incorporating an adequate mix of housing stock and types, including moderate density housing within UGAs, especially duplexes, triplexes, and townhomes. This will be accomplished by documenting an inventory of current and forecasted housing needs, including units for moderate, low, very low, and extremely low-income households, as well as for emergency and supportive housing units.
- Highlighting and identifying inequities in existing housing policies and regulations and providing guidance on mitigating or eliminating these impacts and establishing anti-displacement policies.
  - o As communities should give consideration to the preservation of historical and cultural communities, policies to combat anti-displacement that should also be considered include “equitable development initiatives, inclusionary zoning, community planning requirements, tenant protections, land disposition policies, and consideration of land that may be used for affordable housing<sup>9</sup>.”

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<sup>7</sup> RCW 36.70A.020 Outlines all Planning Goals for counties and cities required to adhere to GMA planning requirements, of which there are 15 in total.

<sup>8</sup> RCW 36.70A.020

<sup>9</sup> RCW 36.70A.020





## New Statutory Planning Requirements

- In 2021, GMA planning requirements were updated with the passage of House Bill (HB) 1220, which requires local governments to plan for and accommodate housing affordable to all income levels.
- In 2023, Washington State Legislature passed HB 1337, which requires local governments to include accessory dwelling units (ADUs) as a planning and development mechanism, as a means to address a greater number of missing middle housing units.
- HB 1110 was also passed and adopted into Washington state law in 2023, requiring many areas traditionally designated as single-family detached zoning to allow for multiunit development, in an aim to increase density, stimulate the development of housing near transit, and increase the availability of affordable housing. Planning requirements outlined in HB 1110 are differentiated by three tiers: Cities with a population of at least 75,000, Cities with a population of at least 25,000 but less than 75,000, and Cities with a population under 25,000 that are contiguous with a UGA that includes the largest city in a county with a population over 275,000. Based on its population and location within Clark County, Washougal falls within the third tier<sup>10</sup>.



Figure 3-1 Townhouses in Clark County, Washington

<sup>10</sup> Middle Housing in Washington: Fact Sheet for Implementing E2SHB 1110; Washington State Department of Commerce; <https://deptofcommerce.app.box.com/s/yjo6h53f2jhj1xopbc6lxzo28dsh2h9k>.





## Conditions and Trends

In June of 2024, the City completed a comprehensive assessment of Washougal's housing market was completed. The assessment informed the Conditions and Trends section of this Element and is listed in its entirety in Appendix 5. The housing analysis presents an overview of existing and future housing conditions and needs, summarizes population demographics and household characteristics, and illustrates attributes of Washougal's workforce.

Washougal's demographic trends highlight the community's need for a range of housing types to accommodate its population, such as housing for larger households (with four or more members), families with children, seniors, those living with a disability, and smaller one- and two-person households.

Washougal's employment and commuting trends suggest that the city has a higher concentration of housing units than jobs when compared to the County. A majority (81 percent) of Washougal's workers live outside of the city, suggesting that many of the city's workers either cannot afford suitable housing in the community, or the available housing may not meet their needs or preferences.

The sustained residential development and continued appreciation of home values leading to a surplus of large and expensive housing types combined with a deficit of smaller and more affordable housing options illuminates the declining affordability of Washougal's housing market is more apparent. Rising regional prices have corresponded with increased housing costs in Washougal, resulting in more Washougal households to be cost burdened. The contextual data assessing Washougal's housing market and economy helped shape goals and policies presented in this Housing Element, leveraging tangible figures to present a current snapshot of the City's housing market and a forward-looking strategic approach to determine needs and shortages of all demographics and housing types.

## Population and Housing

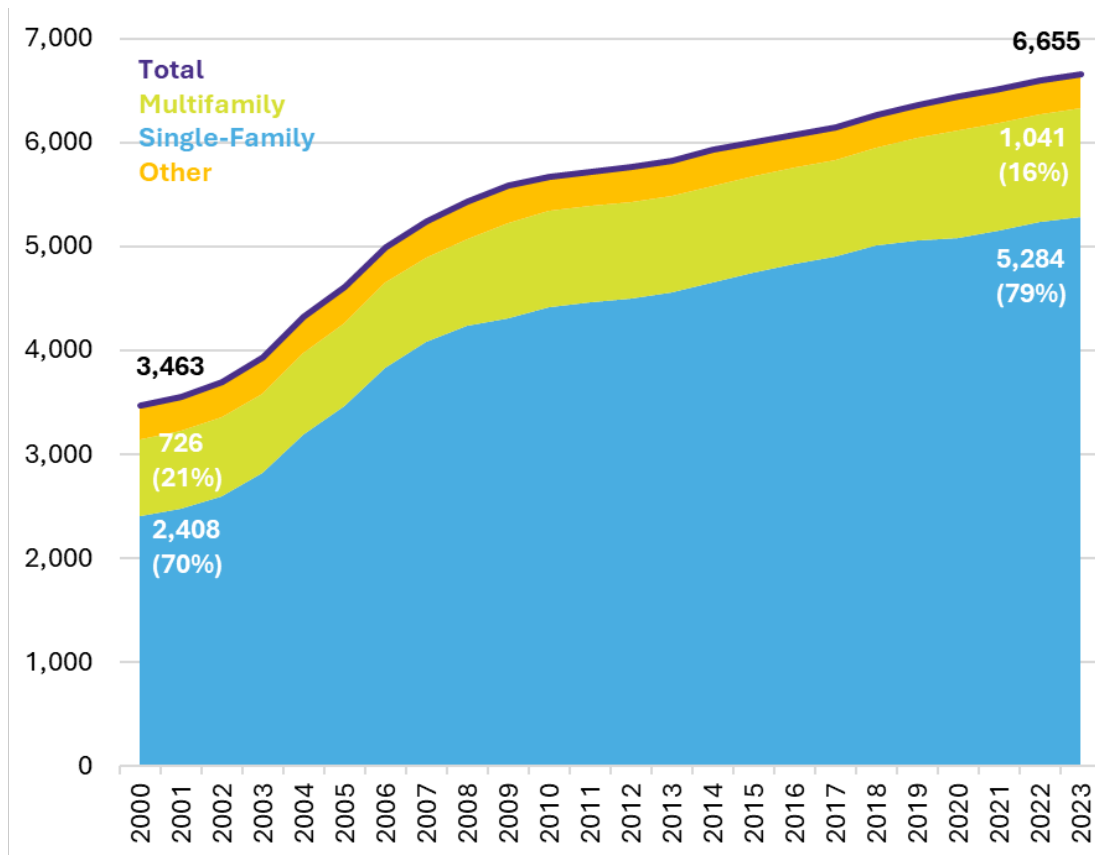
Washougal's population grew rapidly between 1990 and 2023, nearly quadrupling from more than 4,760 residents to more than 18,000 (Table 3-1). Under GMA, population growth allocated to Washougal is expected to increase by nearly 6,900 residents between 2023 and 2045. Similarly, Washougal's housing inventory more than tripled between 1990 and 2023, increasing at an average annual rate of 3.7 percent, just below the annual rate of population increase (4.1 percent).



Table 3-1 Total Population and Housing Units, Washougal, 1990-2023<sup>11</sup>

|                            | 1990  | 2000  | 2023   |
|----------------------------|-------|-------|--------|
| <b>Total Population</b>    | 4,764 | 8,595 | 18,026 |
| <b>Total Housing Units</b> | 2,010 | 3,463 | 6,655  |

Figure 3-2 shows the number of housing units in Washougal between 2000 and 2023, including the change in the total number of housing units and the evolving breakdown of single-family, multifamily, and other housing types (which includes mobile homes and special housing units). In 2023, there were a total of 6,655 housing units in Washougal, of which nearly 80 percent (5,284) are single-family dwellings, and 16 percent (1,041) are multifamily units. Nearly 3,200 housing units were developed in Washougal between 2000 and 2023. Over time, the share of housing units that are single-family has increased, making policies to diversify housing types even more important for the city.

Figure 3-2 Housing Units by Type, Washougal, 2000-2023<sup>12</sup>

<sup>11</sup> Sources: Washington Office of Financial Management; Clark County 2025 Population, Housing, and Employment Allocation, 2023; Detailed Housing Characteristics, Washington, 1990 Census of Housing. Bureau of the Census, United States Department of Commerce; Community Attributes, Inc., 2025

<sup>12</sup> OFM, 2000 – 2023. CAI, 2025.



## Household Income

Between 2012 and 2022, Washougal's median household income increased by a compound annual growth rate (CAGR) of 4.7 percent, a slightly faster rate than Clark County's median household income, which grew by 4.4 percent annually over the period (Table 3-2).

Table 3-2 Median Household Income, Washougal and Clark County, 2012 and 2022<sup>13</sup>

| Median Household Income | 2012     | 2022     |
|-------------------------|----------|----------|
| <b>Washougal</b>        | \$61,320 | \$97,300 |
| <b>Clark County</b>     | \$58,760 | \$90,120 |

## Household Characteristics

In 2020, 40 percent of owners and 70 percent of renters in Washougal earned less than 100 percent of AMI. Otherwise stated, 60 percent of owners and 30 percent of renters earn greater than 100 percent AMI, indicating a higher percentage of home owners are high income than renters and, conversely a higher percent of renters are low income (below 80% AMI). Figure 3-3 shows the proportion of all renter and owner households in Washougal by AMI percentage earnings.

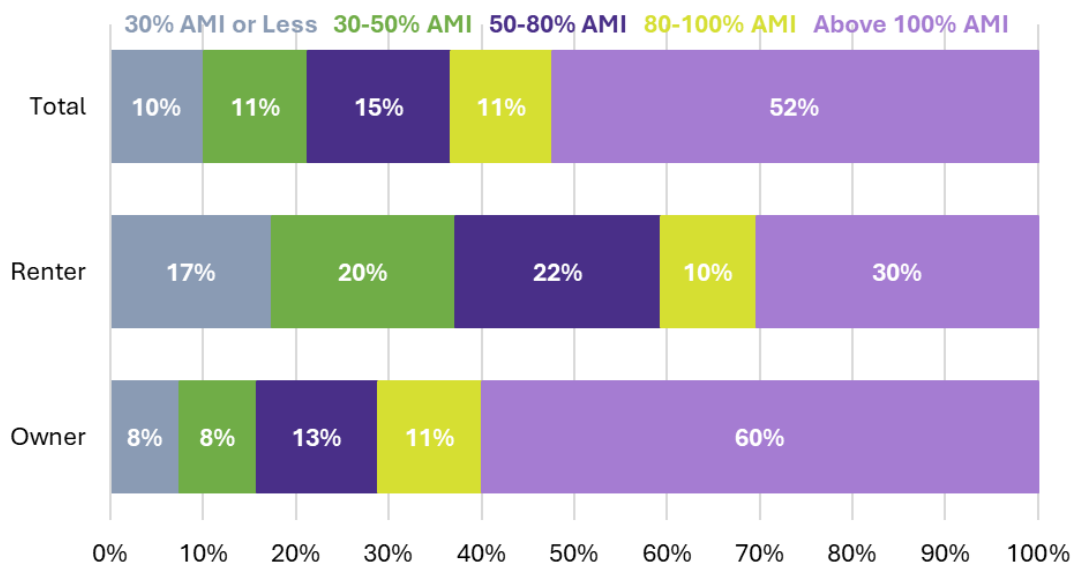


Figure 3-3 Percentages of Households by AMI and Tenure, Washougal, 2020<sup>14</sup>

<sup>13</sup> Sources: 2012 & 2022 5-Year Estimates, American Community Survey; Community Attributes, Inc., 2025

<sup>14</sup> Sources: HUD CHAS, 2016-2020; CAI, 2024



In 2022, 75 percent of all housing units were owner-occupied in Washougal, compared to 68 percent in Clark County. Washougal has experienced a growing percentage of home ownership overtime. In 2012, 70 percent of all housing units in Washougal were owner-occupied. Figure 3-4 shows the breakdown of renter- versus owner-occupied units in both Clark County and Washougal.

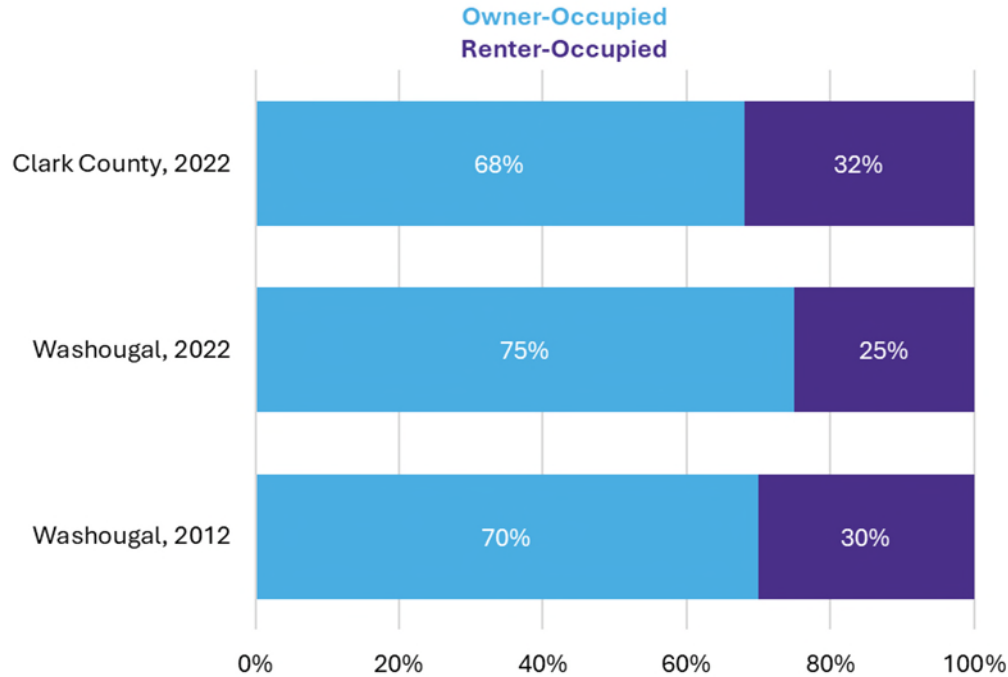


Figure 3-4 Housing Tenure, Clark County (2022) and Washougal (2012 and 2022)<sup>15</sup>

Table 3-3 shows the cost burden status of all householders by race/ethnicity in Washougal in 2020. A householder is considered cost-burdened when they spend greater than 30 percent of their gross income on housing costs including utilities. Of all households, 10 percent are severely cost-burdened, where householders spend greater than 50 percent of their gross income on rent. Generally speaking, Asian and white householders have the lowest rate of cost burden, while all other racial and ethnic groups tend to experience higher rates of cost burden.

<sup>15</sup> ACS, 2023. CAI, 2025.



Table 3-3 Cost Burden Status by Householder Race/Ethnicity, Washougal, 2020<sup>16</sup>

| Householder Race | Not Cost-Burdened | Cost-Burdened | Severely Cost-Burdened |
|------------------|-------------------|---------------|------------------------|
| <b>Total</b>     | 77%               | 13%           | 10%                    |
| <b>AIAN*</b>     | 86%               | 0%            | 14%                    |
| <b>Asian</b>     | 97%               | 3%            | 0%                     |
| <b>Black</b>     | 100%              | 0%            | 0%                     |
| <b>Hispanic</b>  | 59%               | 37%           | 6%                     |
| <b>White</b>     | 77%               | 12%           | 11%                    |
| <b>Other</b>     | 61%               | 39%           | 0%                     |

There is an important link between jobs and housing: each job helps support a household. In Washougal, job and housing growth has varied from 2002 to 2021, with housing growth being faster than job growth overall in that period. However, in the future, job growth is anticipated to accelerate resulting in an increase in the job housing ratio from 0.48 in 2021 to 0.65 in 2045. Employment and housing targets adopted by Clark County, used to calculate the projected jobs-to-housing units ratio in both jurisdictions through the year 2045, forecast that Washougal will net increase by 2,961 jobs, and will achieve an estimated jobs-to-housing unit ratio of 0.65, while Clark County's jobs to housing units is forecasted to be 0.85 in 2045 (Table 3-4).

Table 3-4 Jobs-to-Housing Units Ratio, Washougal and Clark County, 2010, 2021, and 2045<sup>17</sup>

| Area Median Income  | 2010 | 2021 | 2045 (Forecast) |
|---------------------|------|------|-----------------|
| <b>Washougal</b>    | 0.41 | 0.48 | 0.65            |
| <b>Clark County</b> | 0.72 | 0.78 | 0.85            |

## Housing Affordability

Between 2012 and 2022, average asking rents in Washougal increased from \$986 to nearly \$1,400, or a CAGR of 3.5 percent, an overall increase of nearly 30 percent to a rate that was just below that of Clark County, whose rents increased by a CAGR of 5.6 percent over the period. Between 2012 and 2022, the average home value in Washougal nearly tripled, increasing by approximately \$406,000 in total value, or a CAGR of 11.2 percent. Typical home values in Clark County increased by an average annual rate of 10.5 percent over the period (Table 3-5).

<sup>16</sup> Sources: HUD CHAS, 2016-2020; Community Attributes, Inc., 2025

<sup>17</sup> Sources: OnTheMap, 2010 & 2021, United States Census Bureau; Washington Office of Financial Management; 2025 Population, Housing and Employment Allocation, Clark County; Community Attributes, Inc., 2025



In comparison, median incomes in Washougal and Clark County increased by an annual average rate of 4.7 percent and 4.4 percent, respectively, between 2012 and 2022. These rates of increase are similar to the observed CAGR of median rental rates in both geographies over this period, but the annual increase in median income significantly lagged behind the increase in typical home values over this time making housing, especially home ownership, less affordable over time.

In 2012, residents of both Washougal and Clark County who were earning the median income in those respective geographies had annual incomes that were 28.4 percent and 30.3 percent of the total price of a typical home value, respectively. In 2022, those ratios decreased to 15.6 percent and 17.1 percent, respectively, showing purchasing power for residents has diminished over time within both regions.

*Table 3-5 Typical Home and Rental Values, Washougal and Clark County, 2012 and 2022<sup>18</sup>*

| Typical Home Value  | 2012      | 2022      | CAGR         |
|---------------------|-----------|-----------|--------------|
| <b>Washougal</b>    | \$216,000 | \$622,000 | 11.2 percent |
| <b>Clark County</b> | \$194,000 | \$527,000 | 10.5 percent |
| Median Rental Rate  | 2012      | 2022      | CAGR         |
| <b>Washougal</b>    | \$986     | \$1,397   | 3.5 percent  |
| <b>Clark County</b> | \$919     | \$1,584   | 5.6 percent  |

Housing access in Washougal is not experienced equally across all demographic groups. Homeownership rates tend to be higher among white households, while households from some racial and ethnic minority populations are more likely to face barriers to homeownership and greater rates of housing cost burden, whether renting or owning. These disparities can affect housing stability, wealth-building opportunities, and access to neighborhood amenities. See the Housing Analysis Report for additional discussion on housing affordability in Washougal (Appendix 5).

## Projected Housing Needs

Figure 3-5 provides the current existing housing stock by income level relative to adopted housing targets for Washougal by 2045. The share of housing units is estimated to increase for extremely low-income households (those making less than 30 percent AMI) from 3 percent to 9 percent, and for households earning between 31 percent and 50 percent AMI from 10 percent to 12 percent. The share of housing units available for all other income cohorts is expected to decrease by between 1 percent and 3 percent. Figure 3-6 shows the target number of housing units by income level that Washougal will need to develop by 2045, relative to 2023 totals.

<sup>18</sup> Sources: Redfin, 2024; Community Attributes, Inc., 2025





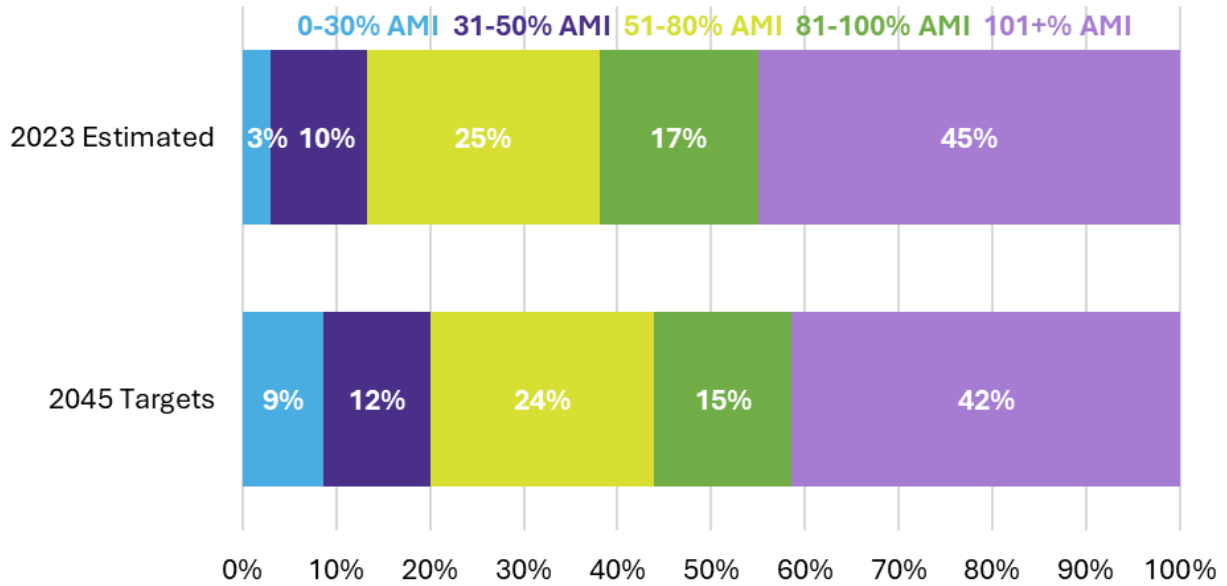


Figure 3-5 Washougal Current and Projected Housing Stock by Income Level, 2023 and 2045<sup>19</sup>

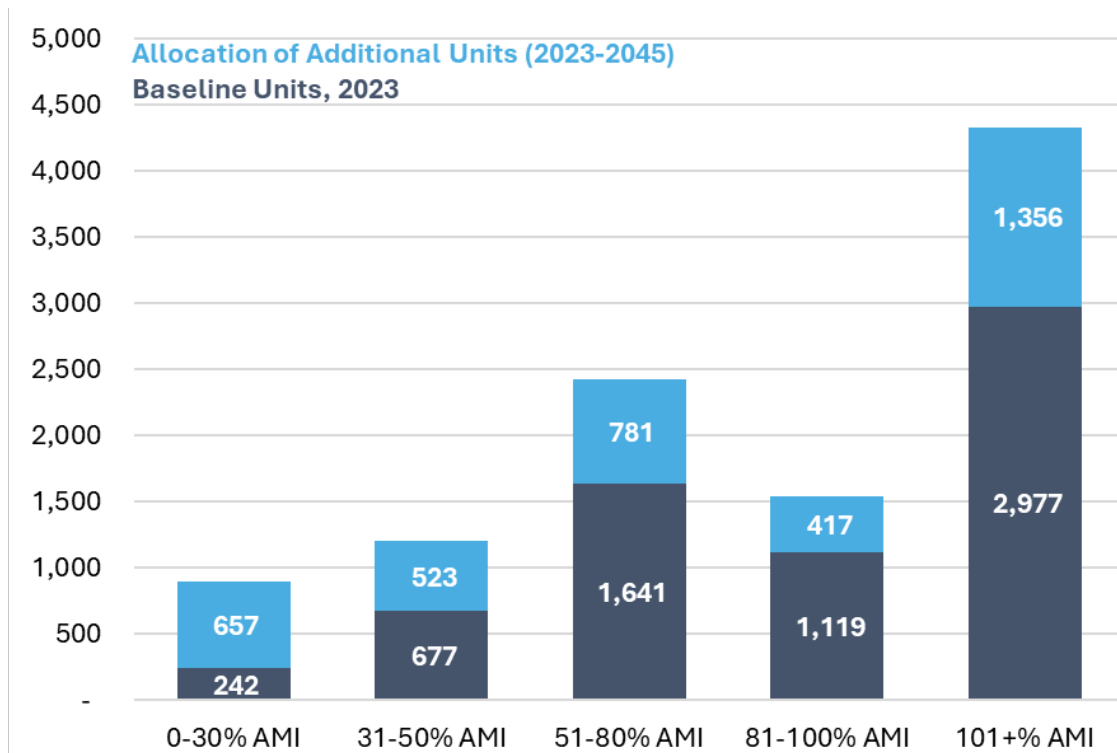


Figure 3-6 Washougal Housing Needs by Income Level - Clark County Adopted Projection<sup>20</sup>

<sup>19</sup> Clark County, Dept of Commerce HAPT, 2023; CAI, 2025.

<sup>20</sup> Clark County, Dept of Commerce HAPT, 2023; CAI, 2025.



## Middle Housing Trends

Figure 3-7 shows Washougal's housing inventory by development type in 2012 and 2022. Much of the housing stock that qualifies as middle housing, defined by the Washington Department of Commerce as "intended to be comparable with single-family neighborhoods, including duplexes, to sixplexes, townhomes, courtyard apartments and cottage housing"<sup>21</sup>, remained virtually constant relative to all housing types over the ten-year period. While the proportion of triplexes and quadplexes relative to the citywide housing inventory increased between 2012 and 2022, the ratio of multifamily structures with five or more units decreased. In 2022, more than three-quarters (75 percent) of Washougal's housing stock were detached single-family housing units. Middle housing development will continue to be challenging for the City given the strong demand for single-family housing in Washougal.

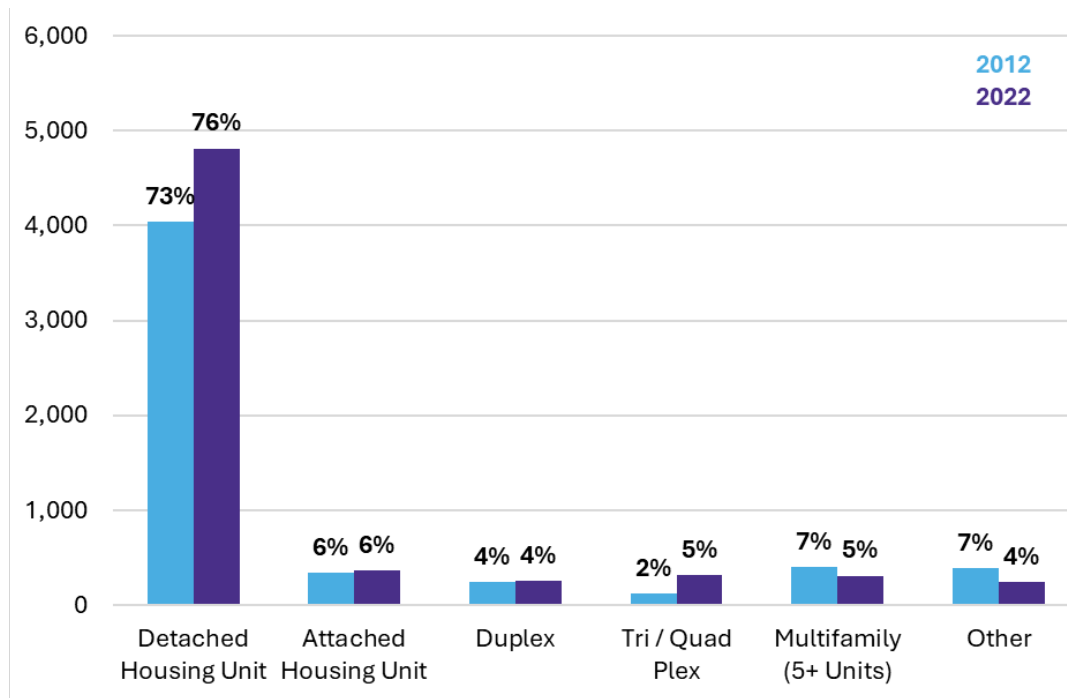


Figure 3-7 Housing Inventory by Development Type, Washougal, 2012 and 2022,

## Housing Development Tools

This section identifies tools and programs the City of Washougal could consider as strategic avenues to encouraging diversity and affordability in housing development. They include a mix of requirements and incentives that could each be targeted toward the production of housing units of different types and affordability levels. The formal use of any of the following interventions would require additional study by staff, engagement with the Washougal community, and ultimately, action by City Council.

<sup>21</sup> Planning for Middle Housing, Washington State Department of Commerce; <https://www.commerce.wa.gov/growth-management/housing-planning/middle-housing/>.



## Incentive Zoning

Incentive zoning is a general term used to describe zoning tools and land use categories that encourage or support certain types of development — including housing, mixed-use, and environmentally sensitive uses. Incentive zoning may be a helpful tool for Washougal, because it gives the community latitude to require public benefits, such as affordable housing, in exchange for additional development capacity. This tool confers additional density, but the Washougal community has indicated a preference for a cautious approach to dense residential development, incentive zoning may be best deployed in limited geographic areas where adequate infrastructure and other services are planned or currently exist and where design of denser housing can ensure that it is compatible with surrounding residences.

## Multifamily Housing Tax Exemption

Multifamily Housing Tax Exemption (MFTE) has been successful in other communities by producing housing units affordable to local workers. Washougal's existing MFTE program does not include affordability requirements. While Washougal has not seen significant multifamily development in recent years, attaching an affordability requirement to the MFTE may not disincentivize residential development when other communities throughout Washington must also plan aggressively for affordable housing production.

## Inclusionary Zoning

Inclusionary zoning requires that new housing developments provide some quantity of affordable units as a portion of the total housing units built. These requirements are becoming more common in Washington and can be effective in adding low- to moderate-income housing units. Specific affordability requirements should be tailored to mitigate negative financial impacts.

## Financial Subsidies for Affordable Housing

Washougal residents expressed relatively low support for financial subsidies for affordable housing, which can include a sales and use tax, real estate excise tax, or affordable housing levy. However, these tools are useful in generating revenue that can be leveraged to develop housing units at very low levels of affordability, which the private sector is unlikely to build even with incentive or inclusionary zoning. As such, the City should consider these tools on an ongoing basis as it seeks to comply with State statute.

## Goals and Policies

**GOAL 1:** To allow and encourage a range of housing types and affordability levels to meet state requirements and the needs of the Washougal community, particularly for people with disabilities, vulnerable populations, historically marginalized groups, and seniors.



- Policy 1-A: The City will zone a sufficient supply of land for residential use which is supported by public services and infrastructure, including green infrastructure, to facilitate phased development over the 20-year Plan timeframe.
- Policy 1-B: The City will regulate residential development in existing neighborhoods to allow a variety of housing types and attempt to limit potential adverse effects to the character of surrounding development. The development code will provide for easy division of land, providing for non-traditional lot shapes, such as flag lots.
- Policy 1-C: The City will adjust housing policy, including requirements and incentives and development regulations, based on feedback from the Department of Commerce to maintain compliance with State statute.
- Policy 1-D: The development code will provide for mobile and manufactured housing in a manner that ensures that such developments contribute to the design quality, landscape standards, and safety of the community.
- Policy 1-E: The development code may include provisions for home improvement programs on appropriate lots in order to broaden the current range of housing types available in Washougal.
- Policy 1-F: The development code will promote a variety of middle housing options, encourage infill development to meet a more diverse range of housing needs, improve access to transit and services, and protect environmentally sensitive areas.
- Policy 1-G: The City will encourage the development of housing for seniors and low- and moderate-income households in appropriate locations, particularly with access to services and multimodal transportation options.
- Policy 1-H: The City will provide for higher housing densities in locations that are high frequency transit areas, adequately served by infrastructure, schools, public parks, and other amenities, as appropriate.
- Policy 1-I: The development code will allow for group homes and other institutional housing for special needs persons, with adequate emergency response access during extreme weather events as feasible.
- Policy 1-J: City will monitor housing inventory and adjust incentives and regulations to accommodate housing needs.

**GOAL 2:** To preserve and enhance the value and livability of Washougal's neighborhoods.

- Policy 2-A: The City will encourage infill development consistent with the scale and character of the neighborhoods where the development is located.
- Policy 2-B: The City will encourage, and publicize home improvement programs, such as weatherization and efficiency programs, which improve exterior and interior conditions and enhance housing values or living conditions in local neighborhoods.



Policy 2-C: The City will encourage and support individual and neighborhood beautification programs using garden clubs, schools, and other local groups, prioritizing adding tree canopy in areas with higher temperatures.

**GOAL 3:** To allow and encourage housing appropriate to the needs of Washougal workers.

Policy 3-A: The City will allow and encourage adequate opportunities for housing aligned with local wages within the UGA.

Policy 3-B: The City will ensure that adequate amenities and services are provided to support a full range of housing styles, making Washougal a more attractive place to live.

Policy 3-C: The City will coordinate with local community organizations and employers in the Camas-Washougal Industrial Park in order to improve alignment with housing policy and worker needs.

**GOAL 4:** To provide affordable housing that incorporates green building practices and is designed to take advantage of the natural features of the landscape in order to encourage views and promote energy efficiency.

Policy 4-A: The City will encourage the development of affordable housing by using the natural slopes to the north and northwest of the downtown, and by designating view corridors.

Policy 4-A: The City will encourage the development of energy efficient housing, including passive and active solar designs, heat pumps, and weatherization strategies.

**GOAL 5:** To encourage innovative design concepts that increase density, energy efficiency, affordability, and good design.

Policy 5-A: The development code will provide for Planned Unit Developments that advance the goals.

Policy 5-B: The development code will provide for small lot and infill development to encourage efficient use of the land and development of affordable housing.

**GOAL 6:** To implement housing policy in collaboration with other government and private sector housing providers and users.

Policy 6-A: The City will coordinate its housing policy with Clark County, the Vancouver Housing Authority, and other housing partners consistent with State statute.







## CHAPTER 4

# Economic Development



WASHOUGAL  
ONWARD



## 4.0 Economic Development

### Introduction

The development of any community is shaped to a significant degree by the jobs available to its residents whose lifestyles reflect the type and quality of jobs available. The purpose of the Economic Development Element is to improve the local economy through diversification and integration with the regional economy. To that end, it is designed to assess the needs of Washougal residents and facilitate their integration into the economies of the county and state, evaluating the various components of the local economy and presenting a set of related goals, policies, and objectives aimed at retaining and expanding on the City's economic resources.

### Regulatory Framework

#### Growth Management Act Requirements

The Economic Development Element addresses one of the foundational planning goals of the GMA:

“RCW 36.70A.020(5): Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capabilities of the state's natural resources, public services and public facilities.”

RCW 36.70A.070(7) requires for local jurisdictions to adopt an Economic Development Element, which establishes “local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.

Recognizing the importance of the local economy in the community's development, the City of Washougal has chosen to include a robust Economic Development in the City's Comprehensive Plan.

### Vision

The City's 2023-2028 Strategic Plan puts forth the guiding vision that “Washougal will be a safe, vibrant, and friendly community that successfully balances growth and expanding economic opportunity while preserving the community's natural beauty and the unique amenities of small-town living.”

As part of achieving that vision, the Strategic Plan identifies Economic Development and Community Prosperity as one of five strategic priority areas for the community. The goal of this area is to “foster and promote a resilient economy that encourages growth to attract and retain a diversity of businesses and talent, creating opportunities for prosperity and enhanced quality of life in Washougal.”



Building on the City's 2025 Economic Development Strategic Plan as well as public input and feedback obtained from the Comprehensive Plan Carnival in November 2024, Washougal aspires to be:

- A green and healthy community – safe, well-maintained, and accessible natural spaces and parks, with trees, trails, and water access, as well as parking and bathrooms
- A safe and accessible community – walkable and bikeable, with safe streets, adequate parking, and well maintained and future-ready infrastructure
- A self-supporting, cost-efficient, and resilient community – able to take advantage of natural resources and forward-looking infrastructure such as community solar, natural features and nature-based solutions, EV charging stations, and other clean energy resources
- An active, engaged, and innovative community – with a mix of job and housing opportunities attractive and accessible to people of different ages and backgrounds
- An authentic, local community – with an attractive core of unique and locally-based retail and restaurants serving residents and attracting visitors, and leveraging its small-town character and location on the Columbia River and near the Columbia River Gorge

Together these community desires form the foundation of comprehensive economic development strategy.

## Conditions and Trends

Key elements that drive economic development include workforce capacity, business climate, housing affordability, access to markets and transportation, quality of life, and the presence of industry clusters that support business growth, innovation, and investment.

The City completed an analysis of community and economic trends (Appendix 6) to better inform and direct the development of policies in this element. Key findings of this analysis are summarized below and have been used to inform community engagement and policy updates.

## Population and Age Distribution

- Washougal has experienced strong population growth, averaging 1.7 percent per year between 2013 and 2023, exceeding Clark County growth (1.4 percent over the same period).
- Washougal's population has aged over the past decade, with the median age rising from 35.9 in 2013 to 38.7 in 2023.
- The 65 years and over group grew by 6.7 percent per year, more than double that of the nation overall (3 percent), and nearly double that cohort for the state (3.7 percent).
- 59 percent of the population is between the ages of 20 and 65, which makes up a majority of the resident workforce in Washougal.



## Workforce Characteristics

- Washougal's workforce is becoming more educated, with strong growth in advanced degree holders and above-average rates of high school and some-college attainment compared to county, state, and national benchmarks.
- Since 2013, Washougal's labor force has grown faster than its population reflecting rising employment and declining unemployment. There has also been a gradual balancing of male and female workers.
- Nearly 91 percent of employed residents work outside of Washougal, forcing local business to import labor from elsewhere.

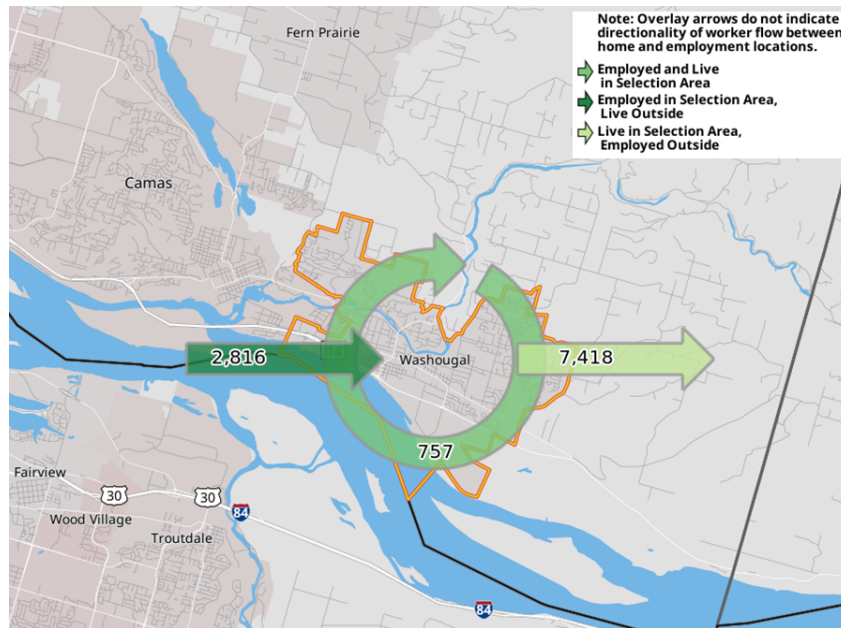


Figure 4-1 Washougal Employment by Places of Work and Residence (All Jobs) (2022)<sup>22</sup>

## Jobs and Housing

- Washougal has a relatively low job-to-housing ratio. Housing stock grew more than twice the rate of jobs between 2013 and 2022 as reflected in Figure 4-2. This is reflected in the percent of the population that works elsewhere.
- Housing affordability is becoming a greater concern, particularly for renters, over half of whom are cost-burdened.
- Limited rental housing growth may constrain workforce attraction and retention.

<sup>22</sup> Source: U.S. Census LEHD On The Map 2024, <https://onthemap.ces.census.gov/>



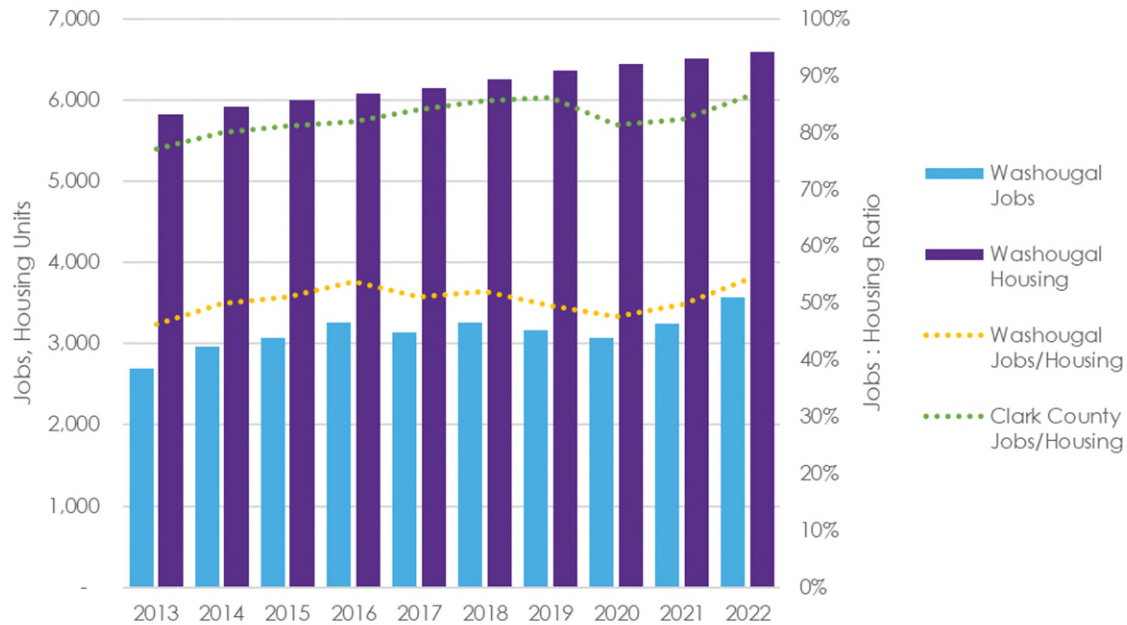


Figure 4-2 Jobs to Housing Unit Ratio, Washougal and Clark County, 2013-2022<sup>23</sup>

## Industry and Major Employers

- The education, health care, and social service sector comprises the largest single industry sector in the city, accounting for approximately 24 percent of all workers as reflected in Table 4-1.
- Manufacturing remains Washougal's strongest established economic cluster. Other large sectors include education, health care and social services, retail trade, and professional, scientific, and management services.
- Major assets supporting local industry and sector growth include the Port of Camas-Washougal Industrial Park, Pendleton Woolen Mills, the city's educated workforce, and proximity to the Portland metropolitan area.

<sup>23</sup> Sources: WA Office of Financial Management Postcensal Estimates, 1960-Present, 2024; U.S. Census LEHD, Inflow-Outflow Analysis, 2024; CAI 2025



Table 4-1 Employment Trends by Industry, Washougal and Clark County, 2013-2023<sup>24</sup>

|                                       | Washougal |            |             |  | Clark County |            |             |
|---------------------------------------|-----------|------------|-------------|--|--------------|------------|-------------|
|                                       | % 2013    | % 2023     | CAGR        |  | % 2013       | % 2023     | CAGR        |
| Agriculture & resources               | 1%        | 1%         | 2.7%        |  | 1%           | <b>1%</b>  | <b>5.1%</b> |
| Construction                          | 8%        | 6%         | 0.9%        |  | 7%           | <b>9%</b>  | <b>5.1%</b> |
| Manufacturing                         | 12%       | <b>12%</b> | <b>3.6%</b> |  | 12%          | 11%        | 2.0%        |
| Wholesale trade                       | 5%        | 4%         | 0.0%        |  | 3%           | 3%         | 1.6%        |
| Retail trade                          | 12%       | <b>13%</b> | <b>3.9%</b> |  | 12%          | 11%        | 1.5%        |
| Warehousing transportation, utilities | 6%        | 5%         | 1.1%        |  | 8%           | <b>8%</b>  | <b>3.4%</b> |
| Information                           | 1%        | <b>1%</b>  | <b>4.2%</b> |  | 2%           | 1%         | 0.2%        |
| Finance, insurance, real estate       | 6%        | <b>8%</b>  | <b>6.4%</b> |  | 6%           | 6%         | 1.3%        |
| Professional, scientific, mgmt.       | 10%       | <b>11%</b> | <b>3.5%</b> |  | 11%          | <b>12%</b> | <b>4.1%</b> |
| Educational, health care, social      | 20%       | <b>24%</b> | <b>5.3%</b> |  | 21%          | 21%        | 2.5%        |
| Arts, entertainment, hospitality      | 9%        | 8%         | 2.4%        |  | 8%           | <b>8%</b>  | <b>3.4%</b> |
| Other services                        | 4%        | 4%         | 2.5%        |  | 5%           | 4%         | 0.5%        |
| Public administration                 | 5%        | 3%         | -1.7%       |  | 4%           | 4%         | 2.6%        |
|                                       | 100%      | 100%       | 3.3%        |  | 100%         | 100%       | 2.6%        |

Note: Boldface denotes a percent of total value higher in 2023 than 2013 or a faster growth rate than the overall CAGR.

## Key Takeaways

Washougal's economy is supported by strong population and workforce growth, increasing educational attainment, and established industry clusters, particularly in manufacturing. Key economic development priorities include improving housing affordability, creating more local jobs, strengthening target industry sectors, and supporting entrepreneurship. Together, these assets position Washougal to support both established industries and new business development. Goals and policies are designed to support these characteristics of Washougal's economy as well as the community and institutional infrastructure that will support and strengthen them.

## Goals and Policies

**GOAL 1:** To foster effective strategic partnerships and coordinate efforts with workforce and economic development organizations that contribute to economic growth in Washougal.

Policy 1-A: The City will maintain productive relationships with Columbia River Economic Development Council (CREDC), Washougal Business Association, Camas-Washougal Chamber of Commerce, and other partners as appropriate.

<sup>24</sup> Source: U.S. Census ACS 5-Year Estimates Table S2405, 2024; CAI 2025



- Policy 1-B: The City will coordinate efforts with CREDC and other economic development partners as well as local educational institutions as appropriate on economic development projects and resources, including workforce training for skills related to clean energy jobs, urban forestry, and ecosystem restoration.
- Policy 1-C: The City will engage with and leverage local organizations oriented toward arts, culture, and community such as Unite! Washougal Community Coalition, Washougal Arts and Culture Alliance, and Washougal Arts Commission, to build a vibrant community and attract and retain workers and residents to the city.
- Policy 1-D: The City will participate in regional planning and coordination efforts on issues of common interest, for example with the Greater Portland Economic Development District and others as well as CREDC.
- Policy 1-E: The City will continue to strengthen coordination among City departments, building on the creation of the Community Services and Strategy department.
- Policy 1-F: The City will ensure that planning for infrastructure investment and community development is aligned with regional planning requirements, and that such investments leverage available local, state, and federal funds as applicable.

**GOAL 2:** To foster a diversified, innovative, and resilient local economy, encouraging small businesses and entrepreneurship while continuing to support manufacturing and industrial activities aligned with the city's community and environmental goals.

- Policy 2-A: The City will create or support outreach and assistance programs to new and prospective businesses, including technical assistance for energy efficiency, electrification, zero waste practices, and climate risk preparedness, to foster stronger connections between the City and businesses, share information about challenges and opportunities, and ensure plans and policies are responsive to the needs of local businesses.
- Policy 2-B: The City will create and maintain accessible resources to guide companies in establishing and doing business in the city, foster connections with other organizations and actors such as the Port of Camas Washougal and Industrial Park, and facilitate access to information regarding local, state, and federal resources for small businesses.
- Policy 2-C: The City will foster a strong local economic ecosystem by supporting engagement and collaboration between new and existing enterprises and by exploring potential for incubators and shared-asset models such as makerspaces, tool libraries, materials repair and reuse programs, and the like.





- Policy 2-D: The City will support the continued vitality of manufacturing and industrial companies and employment, through continued engagement with major actors including the Port of Camas Washougal, Pendleton Woolen Mills, and others, especially when continuous improvements in energy efficiency, clean fuel adoption, and air quality protection are pursued.
- Policy 2-E: The City will ensure that City zoning and plans allow a variety of housing opportunities, types, and affordability levels to provide for a range of residential choices to attract and support a diverse workforce, including configurations that support remote working.
- Policy 2-F: The City will support business attraction and retention in sectors that advance the City's climate goals, such as energy efficiency and weatherization services, solar and green roof providers, urban forestry and ecological restoration, sustainable local food systems, and low-emissions logistics.
- Policy 2-G: The City will offer support or incentives to businesses that adopt verified climate-friendly practices or pursue green building certifications.

**GOAL 3:** To continue supporting the revitalization and redevelopment of Washougal's Town Center district, building on ongoing work to make the area a vibrant destination attractive to residents, visitors, and businesses.

- Policy 3-A: The City will strategically invest in infrastructure and other improvements that enable safe and convenient access to and within the Town Center district, such as safe and well-connected multimodal facilities mobility hubs seating, lighting, parking, and restroom facilities.
- Policy 3-B: The City will foster supportive conditions for unique local retail and dining establishments to emerge and thrive, for example through pop-up stores and other economic development programs to bring home-based businesses into the Town Center, mobile dining, or other flexible models to foster new entrants.
- Policy 3-C: The City will support an ongoing program of cultural and family-oriented entertainment events that will attract residents and visitors to the area, for example through small concerts, performances, art installations, pop-up dining events, and the like, taking the lead, partnering with, or supporting private, non-profit, or other community organizations as appropriate.
- Policy 3-D: The City will explore potential local, state, and federal funds applicable to support Town Center district and streetscape improvement projects, including grants for tree canopy expansion, green infrastructure, and public EV charging, to improve the attractiveness of the area and attract greater visitation.
- Policy 3-E: The City will maintain appropriate land use standards for the Town Center district that take into account the business and community needs of the district and that foster mixed land use, transit-oriented development, EV charging infrastructure, and an attractive bicycle and pedestrian network.



Policy 3-F: The City will plan for development in the Town Center district that supports the City's climate goals (such as lower parking minimums, mixed-use development, and integrated EV charging and bicycle parking).

**GOAL 4:** To support the revitalization and redevelopment of Washougal's waterfront, parks, and natural spaces, as essential community and climate resilience assets and attractions to residents and visitors in support of economic development.

Policy 4-A: The City will strategically invest in infrastructure and other improvements that enable safe and convenient access to and enjoyment of waterfront amenities as well as other parks, such as pedestrian and cycling paths, lighting, parking, and restroom facilities.

Policy 4-B: The City will explore potential for cultural and entertainment programming around the waterfront and other parks, for example through small concerts, performances, arts installations, pop-up events, and the like.

Policy 4-C: The City will require use of green infrastructure and nature-based solutions in the design of parks and natural spaces, with the aim to increase resilience and cost-effectively provide stormwater management, heat island amelioration, and other infrastructural services as appropriate.

Policy 4-D: The City will maintain land use standards for waterfront areas that respond to the needs of businesses, the Port of Camas-Washougal, community members, and visitors, and are appropriate to the specific context and character of specific sites and their surroundings.

**GOAL 5:** To regularly monitor economic and other indicators to identify and respond to trends, opportunities, and challenges as they emerge.

Policy 5-A: The City will apply a multi-faceted set of metrics in monitoring economic growth and development strategies, including for example job density, educational qualifications required, potential earnings, and green job pathways, to ensure that City policy supports opportunity for all Washougal community members and all sectors of the economy.

Policy 5-B: The City will conduct regular engagement with the local business community and residents as well as local and tourist visitors to the Town Center district and Waterfront areas, to monitor and ensure both business and user needs are met, and that the areas provide compelling reasons for people to visit.

Policy 5-C: The City will maintain a local economic database including critical metrics of interest to target sectors to attract and assist businesses.





## CHAPTER 5

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# Capital Facilities & Utilities



WASHOUGAL  
ONWARD



## 5.0 Capital Facilities and Utilities

### Introduction

The Capital Facilities and Utilities Element discusses existing and future conditions of capital facilities and utilities needed to serve the city over the next 20 years. Capital facilities include water, sewer, and stormwater utility systems as well as parks facilities and services including police, fire, and emergency services. Utilities include electrical, natural gas, and telecommunications. The intent of this Element is to identify the existing capacity of capital facilities and utilities and forecast additional infrastructure needs to serve anticipated growth as required by the GMA.



Figure 5-1 Washougal City Hall

### Regulatory Framework

#### Growth Management Act Requirements

The Capital Facilities and Utilities Element is a mandatory element required for comprehensive plans under the GMA in which both Capital Facilities (RCW 36.70A.070(3)) and Utilities (RCW 36.70A.070(4)) are discussed. Consistent with the GMA, the capital facilities section:

- Includes an inventory of existing capital facilities owned by public entities, including green infrastructure, showing the locations and capacities of the capital facilities
- Provides a forecast of the future needs for such capital facilities
- Identifies the proposed locations and capacities of expanded or new capital facilities



- Creates a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes
- Assesses the Land Use Element relative to capital funds to ensure that the Land Use Element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Reassessment of the Land Use Element is required if anticipated funding is inadequate to meet identified needs

Additionally, the utilities section identifies:

- The general location, proposed location, and capacity of all existing and proposed utilities including, but not limited to, electrical, telecommunications, and natural gas systems
- All public entities that own utility systems and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within its utilities element

### Relationship to Other Elements and Planning Documents

Many of Washougal's capital facilities and services have their own long range capital facilities functional plans which include a system inventory, project needs based upon anticipated growth, capital projects lists and funding. These plans are reviewed and amended periodically to address shifting conditions and priorities based upon actual development patterns, funding, and other factors. Therefore, the Capital Facilities and Utilities element contains a summary of specific components of each plan as required by GMA, while also incorporating by reference the following capital facilities plans:

- Camas School District Capital Facilities Plan (2022)
- Camas Washougal Fire Department Capital Improvement Plan (2022)
- Comprehensive Park and Recreation Plan (2026)
- Facility Master Plan (2022)
- General Sewer Plan and Facility Plan (2021) and Amendment (2026)
- Stormwater Master Plan (2024)
- Transportation Capital Facilities Plan (2026)
- Washougal School District Capital Facilities Plan (2022)
- Washougal Police Department Strategic Plan (2024)
- Water System Plan (2021)



## Capital Facilities

### Water

The City owns and operates the local water system. Authority to oversee operations is designated to the City Manager from the City Council and is carried out by the Public Works Director in collaboration with the City Engineer and Public Works Operations Superintendent. In 2021, the City completed an extensive update to the Water System Plan (WSP). The update included an inventory and condition assessment of the existing system, population and water demand projections, and evaluation of the hydraulic capacity of the system to identify deficiencies for current, 10-year, and 20-year planning horizons. The WSP also includes project recommendations, cost estimates, and a Capital Improvement Plan. This Plan serves as the guiding document for future water system improvements and informs how projects are budgeted, prioritized, and planned.

As part of this periodic update, the WSP was evaluated against the FLUM to determine whether adequate supply is available to serve projected growth during the planning period and if system improvements are necessary. The assessment concluded that there is sufficient water capacity to serve allocated growth, provided the City continues to invest in and complete projects identified in the Plan.

A memorandum summarizing the technical assessment was prepared, including the following recommendations to maintain sufficient water system capacity for the 2045 planning period:

- Complete the Water System Plan update as required by Washington Administrative Code (WAC) 246-290-100 every 10 years. Middle housing and the resulting increased population density will need to be considered in the City's next Water System Master Plan update.
- Evaluate actual development trends, population, and employment figures annually to adjust Capital Improvement Plan implementation currently identified as Tables 8-1 and 8-2 in the Water System Plan.
- Provide necessary funding mechanisms capable of meeting the capital plan identified in the Water System Plan.
- Consider leveraging applicable grant and low interest funding sources to reduce demand on the City's rate payers.



*Figure 5-2 Reservoir 4A*



- Actively monitor emerging trends in water system security, resiliency, and water quality to forecast changes in the required capital improvement program not anticipated in the 2021 Water System Plan.

### *Inventory and Location*

The City's water supply consists of six groundwater wells within city limits, located at the Upper and Lower Wellfields. Wellhead capacity in terms of gallons per minute (gpm) is summarized in Table 5-1.

*Table 5-1 Existing Well Summary<sup>25</sup>*

| Well Number | Wellfield | Approximate Capacity (gpm) |
|-------------|-----------|----------------------------|
| 1           | Upper     | 900                        |
| 5           | Lower     | 650                        |
| 6           | Lower     | 675                        |
| 7           | Lower     | 750                        |
| 10          | Upper     | 400 (inactive)             |
| 11          | Lower     | 1,000                      |
| 12          | Lower     | 1,500                      |

The maximum instantaneous flow rate allowed by both water right permits is 4,675 gpm for the Lower Wellfield and 1,325 gpm for the Upper Wellfield. The combined production of all active wells is 5,475 gpm, or 7.9 million gallons per day (mgd). The city water system operates on three booster pumps and seven finished water storage reservoirs with a combined volume of 4.88 million gallons (MG).

The distribution system includes 83 miles of pipe ranging from 1.5 inches to 16 inches with four primary pressure zones that are further divided into sub zones supplied through 15 pressure reducing valve (PRV) stations. Existing water system facilities are shown in Appendix 7.

### *Level of Service*

The City provides safe, clean, and reliable water service for residents by managing its water utility in accordance with the established water system policies and criteria located in the WSP. These policies discuss planning for future water and infrastructure needs, financing infrastructure improvements, and improving level of service (LOS) in geographically challenged areas. Goals are discussed later in this Element.

In addition to local standards, water systems must meet the minimum standards for public water systems set by the State Department of Health per WAC 246-290. State and local standards also set expectations for the desired level of service to water utility customers.

<sup>25</sup> Source: City of Washougal Water System Plan (2021) prepared by MurraySmith



### Forecasts of Future Needs

Population growth is the primary factor influencing water demands in the City. The location of new population centers affects storage, transmission, and distribution of water supplies. Therefore, population growth forecasts must be coordinated and based on approved land use plans and policies.

Population projections are described in terms of Equivalent Residential Units (ERU) relative to water demands by wellhead zone. The city population is expected to grow 1.7 percent annually according to the City's 2023 future population projections. Table 5-2 summarizes the current and 2045 water demands using the growth trends included in the WSP and the preferred land use alternative measured in MGD.

Table 5-2 2045 Projected Water System Demands<sup>26</sup>

|                          | 2021 Water System Plan |                   |                   | Preferred Land Use Alternative |
|--------------------------|------------------------|-------------------|-------------------|--------------------------------|
|                          | 2019                   | 2025 <sup>1</sup> | 2039 <sup>2</sup> | 2045                           |
| Population               | 16,500                 | 18,360            | 24,108            | 24,874                         |
| Total ERU                | 9,029                  | 10,108            | 14,615            | 16,832                         |
| Residential ERU          | 4,870                  | 5,452             | 7,977             | 9,187                          |
| Non-Residential ERU      | 4,159                  | 4,65              | 6,638             | 7,645                          |
| Average Day Demand (MGD) | 1.62                   | 1.81              | 2.62              | 3.02                           |
| Maximum Day Demand (MGD) | 3.57                   | 4.00              | 5.83              | 6.64                           |
| Peak Hour Demand (MGD)   | 6.36                   | 7.12              | 10.40             | 11.86                          |

Notes:

1. The 2025 population estimate from the Washington Office of Finance and Management is 18,360, which is approximately 0.6 percent less than the value used in the 2021 Water System Master Plan.
2. This column represents the anticipated growth and demand calculations based on methodology and assumptions from the Water System Plan.

Through continued implementation of water conservation and efficiency measures, it is estimated that projected average day demand (ADD) will decrease by one percent annually. Moving forward, the City will update the WSP every ten years, which provides the opportunity to track the population, evaluate trends in water system demand, and update projections.

<sup>26</sup> Source: Technical Memorandum: Water System Impacts, Jacobs Engineering Group, Inc., June 2026



### *Climate Planning Considerations*

While there is now widespread acceptance among scientists, the public, and water managers that climate change affects water demand and supplies, there is still uncertainty about the magnitude and timing of change. As discussed in the Climate Element, the following forecasted effects of climate change may impact water systems:

- Declining summer precipitation could place further strain on the water supply.
- Water resources and infrastructure may be affected by flooding and extreme storms.
- Natural areas and parks are vulnerable to wildfires, summer drought, and extreme heat.
- Rivers, streams and other systems that rely on aquifer recharge, such as wells, may be impacted by changing precipitation patterns.

The City's current focus on maintaining existing infrastructure to reduce water loss and prioritize drought-resistant building and natural space development will help mitigate the potential effects of climate change on water supply and service.

### *Project List*

Recommended projects are developed for two planning period: within the next 10 years and within the next 11 to 20 years. Projects are designed to address system deficiencies projected during these time periods but should be evaluated annually through City reviews of demand growth, available budget, and specifically where development is occurring. Projects include supply, storage, and distribution improvements to address existing deficiencies and support system growth.

Improvement projects scheduled for the next 10 years and projects scheduled for the next 11 to 20 years are both identified in the WSP.

## **Sewer**

The City's General Sewer Plan and Facility Plan (GSP/FP) guides the construction of sewer facilities necessary to serve development, including expanding to serve new areas, adding capacity to the system, and correcting deficiencies in the system. The GSP/FP was updated in 2016 to account for new development over a 20-year planning period.

As part of this periodic update, the GSP/FP was reviewed relative to the projected population growth rate for the planning period and the FLUM to identify whether adjustments to the assumptions and recommendations in the GSP/FP were necessary. Given the potential increase in residential density in each zone, wastewater flows from residential sources could be higher than anticipated in the 2019 update. However, the assessment revealed that the projected growth is anticipated to be lower than the 2021 GSP/FP had assumed based on the current 2023 population and the 2045 population assumption. The updated population projections reflect a lower growth rate and lower residential ERU demand in 2040 compared with the current GSP/FP, and as such there are not expected to be any changes to the capital projects identified in the 2021 GSP/FP. An amendment to the GSP/FP was prepared in 2026 to address updates to the planning assumptions and planning period and to update



the capital projects list. The updated capital projects list resulting from the GSP/FP amendment are discussed later in this section.

### *Inventory and Location*

The City's existing sewer collection system is comprised of a network of gravity sewers and force mains totaling 83 miles in length. Portions of the collection system were originally constructed in the 1950's. The existing wastewater treatment plant was constructed in 1998 and is permitted for 2.24 MGD capacity during the maximum wet weather month. The wastewater treatment plant was expanded in the spring of 2016 and now provides sewer services to most of the developed land in Washougal.

The sanitary sewer system includes 14 sewage pump stations that receive sewage from portions of the collection system and convey it to other portions of the collection system, where it ultimately flows to the City's wastewater treatment plant.

### *Level of Service*

The City's minimum LOS standard for providing sewer is providing all necessary mains and facilities that can adequately handle the demand of each service connection.

Sanitary sewer LOS standards are further defined in the City's GSP/FP, which forecasts future sewer needs beyond the immediate six-year Capital Improvement Plan planning period.

The City manages its sewer utility in accordance with established policies and criteria that govern various facets of utility operations through the City's adopted GSP/FP. These policies guide the development and financing of sewer system infrastructure and provide guidance on how the utility can meet the desired LOS while working within a geographically and environmentally challenged area.

### *Forecasts of Future Needs*

Future per capita waste contributions were estimated based on existing per capita waste contribution and the Washington State Department of Ecology (ECY) guidelines. Sewer demand was calculated based upon a population growth rate of 1.46 percent, derived from the change in population estimated in 2023 and the 2045 projection, and the minimum and maximum allowable density and resultant ERUs for each land use under the selected land use alternative. Updated population and demand in terms of ERUs are summarized below in Table 5-3.



Table 5-3 Updated Population and ERU Projections<sup>27</sup>

| Year | Population | Total Residential ERUs | Commercial/ Industrial ERUs | Public ERUs | Total ERUs | Equivalent Population |
|------|------------|------------------------|-----------------------------|-------------|------------|-----------------------|
| 2015 | 15,932     | 5,047                  | 1,202                       | 181         | 6,430      | 19,542                |
| 2020 | 17,142     | 5,510                  | 1,397                       | 210         | 7,117      | 21,334                |
| 2025 | 18,561     | 7,103                  | 1,623                       | 243         | 8,968      | 23,431                |
| 2030 | 19,971     | 7,619                  | 1,885                       | 282         | 9,786      | 25,627                |
| 2035 | 21,487     | 8,174                  | 2,190                       | 327         | 10,691     | 28,057                |
| 2040 | 23,119     | 8,772                  | 2,545                       | 379         | 11,696     | 30,749                |
| 2045 | 24,874     | 9,415                  | 2,956                       | 439         | 12,811     | 33,737                |

The GSP/FP identified the collection system as generally adequate to meet current conditions and to serve the preferred alternative (FLUM).

### Climate Planning Considerations

Sanitary sewer systems are subject to similar climate related risks to water systems. Large storms with heavy rainfall can result in stormwater infiltrating sanitary sewer systems and the discharging of untreated wastewater from combined sewer overflows. These untreated overflows pose a risk to the life, health, and safety of the community. The City's current focus on maintaining existing infrastructure to reduce infiltration and leaks will help mitigate the potential effects of climate change on sanitary sewer service.

### Project List

The GSP/FP Amendment includes an updated project list identifying both collection and wastewater treatment facilities identified to meet the sewerage needs of the city for the next 20 years. The schedule for the proposed collection system improvements will depend upon growth within the individual basins. The schedule for the proposed wastewater treatment system improvements will depend upon growth in the entire study area.

## Stormwater

Stormwater runoff occurs when rain or snowmelt can't percolate into the ground or evaporate into the air. The City owns and operates a municipal stormwater drainage system and associated stormwater facilities that have been constructed over decades. The City manages stormwater runoff both to avoid ponding and flooding resulting from runoff from streets or roofs and to comply with state and federal regulations that protect the quality of water bodies such as streams, lakes, rivers, and groundwaters. The municipal storm sewer system consists of more than 2,000 individual structures and more than 40 miles of ditches and pipes as documented in the Stormwater Master Plan (SMP).

<sup>27</sup> Source: Technical Memorandum: General Sewer Plan Amendment. Wallis Engineering, June 2026.



The City's SMP supports the management and operation of the City's storm sewer system over the next 10 years by providing recommendations for operating and maintaining the system, maintaining regulatory compliance, and capital improvements.

As part of this periodic update, the SMP was evaluated against the selected land use alternative to determine whether adequate stormwater infrastructure existed in the city. The assessment concluded that changes to density for undeveloped land will have insignificant impacts to existing stormwater system and the SMP.

However, the projected increase in density and the allowance of ADU construction on developed land has the potential to significantly impact existing stormwater infrastructure. The total stormwater runoff created from redevelopment has the potential to cause failure to existing stormwater systems without proper planning and investment. The technical memorandum makes recommendations to address the potential stormwater impact of increased housing density including adjusting the threshold for stormwater permitting for development or updating the City's SMP to reflect additional capital facilities and infrastructure improvement projects.

Given that the location and rate of infill development is unknown, an alternative approach could include monitoring of infill development to determine resulting risks to existing stormwater systems. The intended outcome of monitoring under this recommendation would be to reduce barriers to infill development while also considering real data and provide early intervention (as recommended in the SMP memo) before system failure occurs.

### *Inventory and Location*

The City's municipal storm sewer system consists of more than 2,000 individual structures and more than 40 miles of ditches and pipes. An inventory of the City's stormwater facilities and their locations is provided in the City's SMP, incorporated into this Element by reference.

### *Level of Service*

The City's minimum standard of service for stormwater management necessitates that new development manage and, where required, treat stormwater in a manner that results in little or no impact to downstream water quality and quantity. Stormwater facilities are required to comply with the Department of Ecology Stormwater Management Manual for Western Washington. Additionally, the City has regulatory and policy obligations including the GMA, National Flood Insurance Program (NFIP), federal stormwater permitting through the Clean Water Act's National Pollutant Discharge Elimination System (NPDES), the Endangered Species Act (ESA), and City codes. All regulatory and policy obligations must be met to meet the City's LOS standard. Efforts to inspect private stormwater facilities and inspect and maintain city-owned stormwater facilities require the effort of multiple city employees, as discussed below.





### *Forecasts of Future Needs*

The city is growing in population and area. The 2010 U.S. Census documented a population of 14,095 over 5.42 square miles (sq. mi.) land area, and the 2020 U.S. Census identified a population of 17,039 over 5.95 sq. mi.<sup>28</sup> The City's Comprehensive Plan outlines direction and policies to accommodate an additional 6,724 new residents over the 20-year planning horizon (e.g., a total projected population of 24,874 by 2045). The City has established a UGA to accommodate growth expected between 2025 and 2045 in accordance with the GMA.

Growth is encouraged only in those areas where public services can be effectively and efficiently provided. Growth leads to additional municipal stormwater infrastructure in public streets which the City is obligated to operate and maintain in perpetuity. In addition, growth leads to additional private stormwater facilities which the City is obligated to issue permits for, review prior to construction, and inspect annually over time.

In the near-term, workload for inspections, maintenance, and tracking of the storm sewer system is expected to increase. The City expects regulatory requirements will require more frequent street sweeping and more staff hours to maintain a high standard for annual inspection and maintenance of stormwater facilities, including follow-up with private facility owners. In addition, approximately 40 existing stormwater facilities are expected to be added to the public facility inventory over the next three years.

The long-term planned workload documents the City's expected need for additional staffing over the next 10 years to inspect, operate, maintain, and track stormwater assets. Long-term needs are based on expected increases in storm sewer system asset inventory between 2022 and 2033.

Maintenance workload is expected to increase primarily due to inventory increase and in response to the requirement to increase maintenance of Underground Injection Controls (UICs), from 20 percent to 50 percent of UIC inventory per year. The SMP documents a need for a total of 10,217 hours of work per year by 2033. Work anticipated by 2033 would outpace current staffing levels.

### *Climate Planning Considerations*

The unpredictability and intensification of storms due to climate change will require thoughtful stormwater runoff management. As discussed in the Climate Element, water resources and infrastructure may be affected by flooding and extreme storms. Therefore, managing stormwater conveyance systems and natural spaces will improve resilience to flooding impacts.

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<sup>28</sup> Source: U.S. Census Bureau, 2024



### *Project List*

Stormwater capital projects, including proposed locations and capacities, are identified in the most recently adopted Washougal Municipal Budget and Capital Improvement Plan. The list of current stormwater projects identified in the Capital Improvement Plan is adopted by reference.

## **Parks and Open Space**

Publicly owned parks and recreation areas are acknowledged as capital facilities; however, they are discussed separately in the Parks and Open Space Element and the Comprehensive Parks and Recreation Plan (adopted by reference).

## **Utilities**

Utilities are those services provided by privately owned companies on a demand-oriented, as-requested basis, including but not limited to electrical lines, telecommunications lines, and natural gas lines. For Washougal, these utilities are provided by Clark Public Utilities, Northwest Natural Gas, and several telephone providers. The Washington Utilities and Transportation Commission (WUTC) regulates all these.

Historically, utility providers have acted independently of the City in supplying service to their customers. As the city grows, however, concentrated land use patterns make locating new utility facilities challenging. Therefore, the City encourages private utilities to cooperate and explore methods to efficiently and aesthetically supply utility services in the future.

The City recognizes that planning for utilities is the primary responsibility of the utility providers. The City will incorporate the plans prepared by the providers into its future comprehensive planning efforts in order to identify ways of improving the quality and delivery of services provided in the City and its designated UGA. From a land use perspective, the City will encourage utility coordination through such means as the multiple use of utility corridors and planned siting of distribution substations. This Element outlines provisions aimed at obtaining safe and efficient utility service, and in the case of electric service, with less visual impact on the surrounding landscape.

## **Natural Gas**

Northwest Natural Gas delivers natural gas within the city and the UGA. Natural gas lines are close to many, but not all, developed properties in the UGA. Natural gas generally is not considered a utility essential to urban development, as other energy sources are readily available. In contrast to other utilities such as electrical and telecommunications service, natural gas lines are installed on an as-requested basis and are, therefore, even more demand-oriented.

The delivery of natural gas in Washougal is governed by the Federal Energy Regulatory Commission (FERC), the US Department of Transportation's National Office of Pipeline and Hazardous Materials Safety Administration, the Washington Utilities and Transportation Commission (WUTC), and a



franchise agreement with the City. Regulations include safety and emergency provisions, LOS standards, and rate limitations.

Natural gas service to Clark County is provided via a pipeline owned by Williams, which serves many of the western states. The main pipeline alignment crosses the Columbia River into Washougal at the Port area and heads north under C Street and the Washougal River along the main BPA north/south easement. According to Northwest Natural Gas's Integrated Resource Plan (IRP) (2025), Northwest Natural's Washington service area includes 15 gate stations, of which nine are located throughout Clark County. One gate station is located just north of the city at 30th Street. Distribution lines typically are located in or adjacent to street rights-of-way.

Most of Northwest's pipeline easements are non-exclusive, with only sub-surface rights reserved. The owners reserve the right to use the surface as long as such use does not hinder or interfere with the pipeline. Development activity over or near the pipeline may require approval from Williams. The City coordinates with Williams as development dictates the need.

Washougal strives to maintain high LOS standards for natural gas by promoting the extension of distribution lines to and within the city by Northwest Natural Gas. Washougal also coordinates land use and facility planning to allow for eventual siting and construction of natural gas distribution conduits along roadways undergoing reconstruction.

## Electric

Clark Public Utility supplies electrical service to all of Clark County. Electrical power is supplied within most of the existing urbanized area. This circuitry is located along most roads and across several private properties throughout the UGA and consists primarily of overhead lines. A majority of distribution circuitry within the City originates from a distribution substation located to the south and adjacent to the Lewis and Clark Highway (SR 14) across from where 39th Street ends at the highway. From here, power is transmitted to small transformers near the customer's property. The customer then is serviced with power via low-voltage overhead or underground conductors from the small transformers. A typical distribution substation serves an area of four square miles of residential and commercial customers.

A main Bonneville Power Administration (BPA) transmission line corridor runs north/south through the western portion of the city. Washougal strives to maintain high LOS standards for electrical service by coordinating land use and facility planning with Clark Public Utilities. This allows for siting and construction of distribution lines and substations that provide sufficient amounts of electrical power with minimal periods of service interruption.

## Telecommunications

There are several local telephone service providers within the Washougal planning area, including but not limited to AT&T, Xfinity, Viasat, T-Mobile, Earthlink, HughesNet, Ziply, Frontier, CenturyLink, Verizon, and Starlink.



Many telecommunication facilities, including aerial and underground, are co-located with those of the electrical power provider. The delivery of telecommunications services sometimes does not coincide with the exact location of customers.

Washougal strives to maintain LOS standards for telecommunication, including telephone, cellular telephone, and cable television, by advocating for the development and maintenance of facilities necessary to provide services as needed to accommodate population growth and advancements in technology. Washougal also includes LOS provisions in franchise and license agreements with providers of cable television services.

## Services

### Police

The Washougal Police Department (WPD) operates a full-service police department from one location at 1320 A Street in downtown Washougal. This 10,200 square foot facility was built in 2003. Currently there are 22 commissioned officers serving Washougal's 18,360 residents, roughly 1.19 officers per 1,000 residents. To improve service levels, WPD has set a goal to hire and retain additional commissioned officers to ideally provide 1.5 officers per 1,000 residents.

WPD is accredited through the Washington Association of Sheriffs and Police Chiefs (WASPC). WPD strives for operational effectiveness, fair recruitment and employment practices, improved use of technology, as well as health, safety, and codes of conduct training, among other law enforcement tasks. As such, officers and support staff face significant challenges as Washougal grows and demand for police services increase.



*Figure 5-3 Washougal Police Station*

Population growth and development, including annexation of land in the UGA, will increase demand for police services. As such, the City must re-evaluate Department needs including personnel, equipment, and technology to maintain an adequate level of police protection. In 2024, the Washougal Police Department received 12,742 calls, representing a 17.18 percent increase in calls from 2023. Response times are based on



call priority, with level 1 being highest priority and level 4 being lowest priority. Average response times over the past four years are summarized below in Table 5-4.

*Table 5-4 Average Response Times*

| Call Priority Level            | 2021  | 2022  | 2023  | 2024  |
|--------------------------------|-------|-------|-------|-------|
| 1 – e.g., Assault with weapons | 3:06  | 3:00  | 2:59  | 3:41  |
| 2 – e.g., Physical disturbance | 5:17  | 5:55  | 5:36  | 4:57  |
| 3 – e.g., Audible alarm        | 4:27  | 4:23  | 3:16  | 9:36  |
| 4 – e.g., Suspicious Vehicle   | 11:57 | 12:43 | 12:35 | 26:25 |

As part of this periodic update, the WPD Strategic Plan (2024-2026) considered current conditions and informed the Department's goals for the future. WPD goals are discussed under the goals and policies section of this Element.

## Fire

Fire protection in Washougal is provided by the Camas-Washougal Fire Department (CWFD), which provides a wide range of services including fire suppression, emergency medical services (EMS), public education, permitting and inspections, and code enforcement. The CWFD operates from three different fire stations, two located within the city limits of Camas, and one in Washougal () located at 1400 A Street in Washougal.

The CWFD is the only fire department in Clark County that provides ambulance transport services. This



*Figure 5-4 Camas Washougal Fire Department, Station 43*

added responsibility requires firefighters to be highly skilled in emergency medical services along with fire suppression techniques. A Capital Improvement Plan (CIP) was prepared to better understand how projected population growth would impact level of service and forecast demand over the next 20 years. The CIP was informed by public outreach and programming, a response time study, preparation of planning level project costs, and financial funding forecasts.





The service area for all three stations includes 20 square miles and 33,000 residents for fire protection and approximately 90 square miles and 65,000 residents for paramedic services. CWFD averages approximately 5,000 fire and medical calls annually. A heat map identifying call volume and distribution in Washougal for Station 43 is provided below in Figure 5-5. As expected, call frequency is higher in densely populated areas.

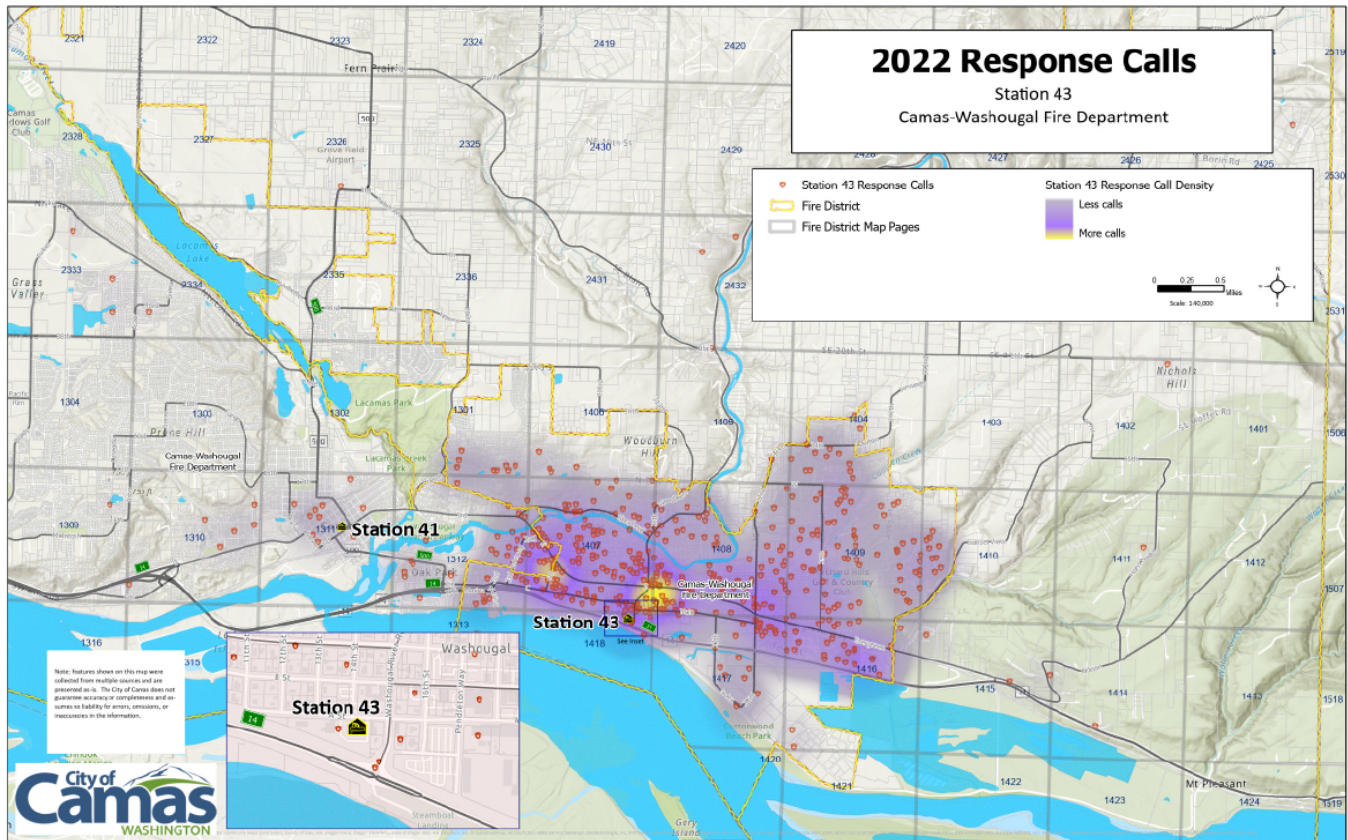


Figure 5-5 Incident Location Density Areas<sup>29</sup>

The department currently operates under an interlocal agreement where the City of Camas maintains the fire department and Washougal contracts for services. However, in the fall of 2025, the community voted to establish a Regional Fire Authority (RFA) to streamline governance and funding. The RFA will unify fire and EMS services under a single board, improving efficiency and ensuring equitable service costs for residents.

## Schools

The City of Washougal and unincorporated areas are served by the Washougal School District and Camas School District. Each district is responsible for developing capital facility plans (CFP) to address facility needs to accommodate anticipated growth, which are then adopted by the City.

<sup>29</sup> Source: CWFD, 2022 Annual Report.





### Washougal School District



Figure 5-6 Washougal High School

The Washougal School District is located in southwest Washington and serves residents of Washougal, Camas and unincorporated Clark County, as well as residents in the Columbia River Gorge who live in the Cape Horn area of Skamania County. The district maintains four elementary schools, two middle schools, one high school, and one alternative school. As of May 2025, Washougal School District serves approximately 2,558 full-time equivalent (FTE) students. Of these, 1,170 attend elementary school (Pre-Kindergarten– Grade 5), 572 attend middle school (Grades 6–8), and 776 attend high school (Grades 9–12). The

WSD also has one K–8 virtual alternative school with 40 students attending.

The Washougal School District's (WSD) CFP was prepared in 2022 and identified anticipated capital facility needs and the schedule and financing plan over the following six years (2022-2027). In February 2025, WSD reevaluated enrollment forecasts and student generation rates using information provided by Washington Office of Superintendent of Public Instruction (OSPI) and other recognized methodologies. This updated analysis of land development trends, housing starts, and local residential construction concluded that, over the next five years, WSD expects continued enrollment decline due to an aging population and a delay in building of major housing developments. However, between 2028 and 2030, student enrollment is projected to stabilize and then gradually increase as new families move into completed residential areas. By 2045, enrollment is expected to surpass current levels, reaching an estimated 3,250 students. This trend underscores the importance of maintaining flexibility in school facility planning to balance short-term enrollment shifts with long-term capacity needs.



### Camas School District

The Camas School District is a public school district in Clark County, Washington, and serves most of the city of Camas and portions of Washougal. The district maintains six elementary schools, three middle schools, and three high schools. In 2021, the district had a total enrollment of 7,045 total students. Of these, 2,866 attended elementary school (Pre-Kindergarten through Grade 5), 1,735 attended middle school (Grades 6–8), and 2,444 attended high school (Grades 9–12). Projected enrollment is expected to reach 7,734 students by 2028.



*Figure 5-7 Woodburn Elementary School, Camas School District*

The Camas School District's 2021 CFP identified capital facility needs and funding for 2022-2028. The analysis concluded:

- Enrollment will increase during the planning period
- Additional elementary and middle school capacity is needed to serve projected students in 2028
- High school enrollment can be accommodated by the additions at existing high school campuses

### City Facilities

The City owns and operates several buildings and properties throughout the community to provide municipal services to the public. These properties include both public-facing facilities like City Hall, Permit Services Center, and the Community Center, as well as operation-based sites including the Public Works Campus and the Wastewater Treatment Plant. In 2022, the City completed a Facilities Master Plan (FMP) which included an inventory and condition assessment for various buildings throughout the city. The Plan provides a comprehensive overview of buildings and sets strategic direction for long term asset management for the City.

The Plan also evaluated current personnel and forecast future needs through 2041. The FMP identified significant deficiencies in all City facilities analyzed except the Wastewater Treatment Facility. Recommendations to address deficiencies were either to remodel, rebuild at the same site, or relocate the facility entirely. A full list of recommended remodels, expansions, or new constructions are provided in Section 3 of the FMP.



While it will be challenging to develop a plan to replace and revitalize the City's aging buildings, it is also an opportunity for City leadership to set Washougal on a new path. Replacing these buildings will take time and cost money but will also generate attention and revitalize significant City landmarks.

## Goals and Policies

### Capital Facilities

**GOAL 1:** To encourage conservation of water and minimize water loss due to aging infrastructure.

Policy 1-A: The City will continue to ensure water production, storage, use, and reuse advance the City's conservation goals.

Policy 1-B: The City should periodically re-establish conservation goals as part of the WSP update, with attention to building resilience during droughts and shifting climate conditions.

**GOAL 2:** To maintain the LOS for all capital facilities (water, sewer, stormwater).

Policy 2-A: The City will monitor staffing levels and LOS as facilities increase overtime.

**GOAL 3:** To seek appropriate funding for maintenance or replacement of public facilities, as recommended in the Facilities Master Plan.

Policy 3-A: The City will proactively maintain public facilities.

**GOAL 4:** To maintain effectiveness of existing stormwater facilities, reduce water demand, and expand green infrastructure.

Policy 4-A: The City will consider new stormwater treatment policies that require permits for lower thresholds of development.

Policy 4-B: The City will explore policy options and incentives to expand reclaimed water systems to reduce water demand and encourage the use of green infrastructure and low-impact development.

### Utilities

**GOAL 5:** To collaborate with utility providers to plan for the provision of energy and communication facilities and services that are managed and developed effectively to support current and future development and environmental conditions.

Policy 5-A: The City will coordinate with utility providers by sharing population forecasts, development plans, and technical data, which should include results from hazard mitigation planning and vulnerability assessments.



Policy 5-B: The City will coordinate Washougal's land use planning with the facility/utility planning activities of each utility provider by ensuring these providers may use the Land Use Element of this Plan in planning future facilities. The City will establish new procedures for the City's review of and commenting on proposed actions and policies by these utility providers.

Policy 5-C: The City will locate utilities in public rights-of-way or utility easements or lease areas on private property in a manner to facilitate safe and efficient operation, maintenance and repair, and minimize conflicts and environmental impacts.

Policy 5-D: The City will incorporate climate hazard and risk criteria into siting, design, and potential relocation of utilities and capital facilities.

Policy 5-E: The City will take steps to maintain reliability of the power grid to withstand climate-exacerbated extreme weather events, such as by partnering with utilities to maintain trees near power lines and undergrounding power lines where feasible.

**GOAL 6:** To minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment.

Policy 6-A: The City will site, design, and buffer electric power substations to fit harmoniously with their surroundings. When siting within or adjacent to residential areas, special attention should be given to minimizing noise, light and glare impacts. Visual, land use, and ecosystems impacts resulting from electrical system upgrades also shall be mitigated.

**GOAL 7:** To process permits and approvals for utility facilities in a fair and timely manner and in accordance with development regulations which encourage predictability.

Policy 7-A: When reasonably feasible, the City shall promote co-location of new public and private utility distribution facilities in shared trenches and coordinate construction timing to minimize construction-related disruptions and cost to the public.

Policy 7-B: The City will encourage efficient, cost-effective, and reliable utility service by ensuring land will be made available for the location of utility lines, including location within transportation corridors, and for the location of community microgrids.

Policy 7-C: The City shall encourage system design practices intended to minimize the number and duration of interruptions to customer service, including by building resilience to wildfires, extreme heat, and storms.



Policy 7-D: The City will provide guidance within the Engineering Standards for Public Works Construction and future iterations, for how and where utilities should be located in public rights of way and utility easements, including opportunities for co-location for the efficient extension of utility services.

**GOAL 8:** To encourage conservation of energy resources in the provision of utilities through energy efficiency and renewable energy sources.

Policy 8-A: The City shall adopt and enforce energy codes that minimize greenhouse gas emissions, reduce long-term operating costs, and improve resilience, health, and safety.

Policy 8-B: The City shall adopt land use policies that are consistent with and reinforce conservation policies.

Policy 8-C: The City will collaborate with energy utilities to improve the safety and reliability of infrastructure vulnerable to climate change.

## Fire

**GOAL 9:** To plan for fire and emergency medical services, including adequate land, facilities, and equipment to effectively serve the geographic area of the City through coordination with local agencies and the development of a community wildfire resilience strategy.

**GOAL 10:** To continue to provide advanced life support and emergency medical services at present levels and increase levels as necessary.

**GOAL 11:** To continue to ensure the installation of residential and commercial fire sprinklers where required by code and to strongly encourage their use when installation is optional.

**GOAL 12:** To seek the appropriate funding levels to maintain fire facilities to include all fire apparatus at levels to best serve the community. Fire apparatus means (and includes) fire suppression equipment such as engine, water tenders, brush trucks and command officer vehicles.

Policy 12-A: The City will collaborate with the Fire Department on forest management strategies for City-owned trees to minimize risk of wildfire.

**GOAL 13:** To seek the appropriate funding levels to hire and train additional staff, prioritizing specialized staff that overlap social services outreach and specialized rescue operations like swift water rescue and rescues related to disasters such as flooding or wildfires.

## Police

**GOAL 14:** To maintain a high level of service and community trust, particularly with overburdened and vulnerable communities.



Policy 14-A: The City will monitor staffing levels to ensure adequate staffing and personnel allocations.

Policy 14-B: The City will maintain WASPC accreditation.

Policy 14-C: The City will invest in updated equipment and facilities.

**GOAL 15:** To guide department growth in accordance with the Strategic Plan.

Policy 15-A: The City will prepare deliverables and track objectives and policies in accordance with the Strategic Plan.

Policy 15-B: The City will inventory fleet vehicles, equipment, and facilities to meet City goals.

Policy 15-C: The City will update the Strategic Plan periodically to account for population growth, changing department needs, and City goals.

**GOAL 16:** To seek grant funding for additional staff and equipment, consistent with the Strategic Plan.

**GOAL 17:** To maintain collaboration and mutual aid efforts with local law enforcement and emergency response agencies.

Policy 17-A: The City will maintain Intergovernmental and Mutual Aid Agreements.

## Schools

**GOAL 18:** To coordinate with the Washougal and Camas School Districts to plan for and support the provision of educational services that meet the needs of the Washougal community, both currently and throughout the planning period.







## CHAPTER 6

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# Climate



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## 6.0 Climate

### Introduction

The Climate Element ensures that Washougal can respond to climate change in a way that supports long-term resilience, equity, and sustainability. Policies in this Element inform the management of natural systems, community health and well-being, and essential energy, transportation, and waste systems.

Long-term climate planning enables Washougal to protect public health, critical infrastructure, ecosystems, and economic vitality while centering environmental justice. It also reduces long-term costs by mitigating the impact of climate-driven disasters and increasing efficiency in public and private systems.

As part of development of the Climate Element, the City conducted several analyses to understand key climate hazards facing Washougal, vulnerabilities, and sources of greenhouse gas (GHG) emissions locally, both now and into the future. The policies in this Climate Element address the City's most pressing vulnerabilities, prioritize frontline communities, and chart a clear path toward reducing emissions in key sectors.

### Regulatory Framework

#### Growth Management Act

In 2023, the Washington State Legislature passed HB 1181, amending the GMA to require that local governments integrate climate change into their comprehensive plans. In accordance with the GMA, the Climate Element includes two sub-elements:

The **Resilience Sub-Element**, required for all fully planning jurisdictions including Washougal, identifies local climate hazards such as flooding, wildfires, and extreme heat and outlines strategies to prepare for, respond to, and recover from these risks. Following the Resilience Sub-Element's requirements, the goals and policies in the Climate Element:

- Address natural hazards created or aggravated by climate change
- Identify, protect, and enhance natural areas to foster climate resilience, and preserve areas of vital habitat for safe species migration
- Identify, protect, and enhance community resilience to climate impacts, including social, economic, and built-environment factors, which support adaptation to climate impacts consistent with environmental justice.

The **GHG Emissions Reduction Sub-Element**, required for cities over 6,000 in population within Washington's 11 most populous counties including Washougal, establishes goals and policies to reduce GHG emissions and vehicle miles traveled (VMT). These city efforts will contribute to the state's target



of a 95 percent reduction in GHG emissions by 2050. Aligning with the GHG Emissions Reduction Sub-Element requirements, the goals and policies in the Climate Element aim to:

- Reduce overall GHG emissions generated by transportation and land use within the jurisdiction without increasing emissions elsewhere in Washington.
- Reduce per capita VMT within the jurisdiction without increasing GHG emissions elsewhere in Washington.
- Prioritize reductions that benefit overburdened communities to maximize the co-benefits of reduced air pollution and environmental justice.

## Relationship with Other Elements

The Climate Element is closely interconnected with other elements of the Comprehensive Plan, as the City seeks to bolster climate resilience across aspects of infrastructure, natural systems, and communities. The City aims to address key sources of GHG emissions, which include buildings and transportation and solid waste systems. For example, GHG emissions reduction policies support compact, walkable development and multimodal mobility, which impacts the Transportation, Housing, and Capital Facilities Elements. In addition, the Climate Element considers the long-term impacts of climate change on infrastructure and energy systems, which coordinates with the Capital Facilities and Utilities Element.

## Climate Risks and Vulnerability

### Key Climate Risks

Climate change refers to the long-term shifting of environmental conditions and weather patterns that is primarily caused by human activity, particularly the emission of GHG emissions from burning fossil fuels. These shifts include rising temperatures, drought, flooding, and wildfire risk and smoke impact, which then impact systems like water, energy, transportation, ecosystems, health, and food. The key climate risks facing Washougal are described in Figure 6-1 below.

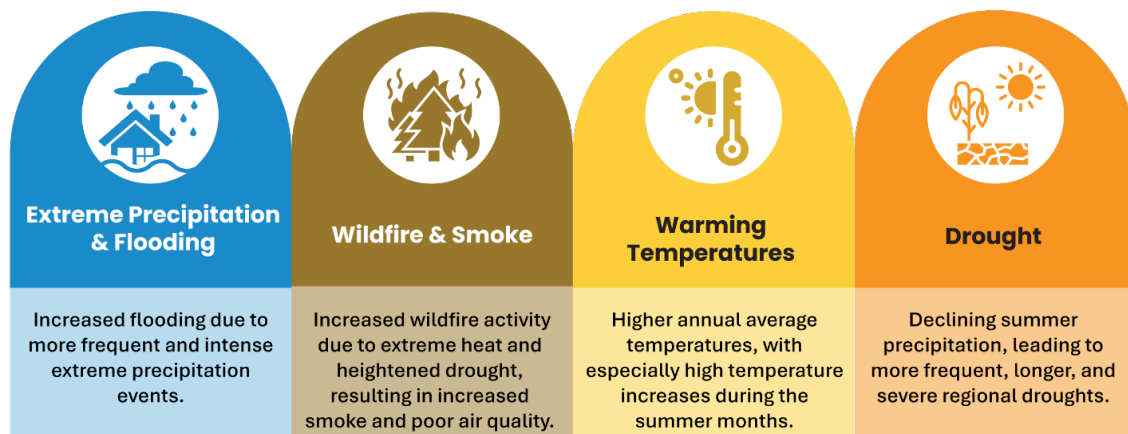


Figure 6-1 Key Climate Risks in Washougal





## Climate Vulnerability

Climate vulnerability is the sum of exposure to a changing climate and the inherent sensitivity and vulnerability of people, infrastructure, and environments to a changing climate, minus the adaptive capacity of the community and place to cope with impacts of a changing climate, as illustrated in Figure 6-2.

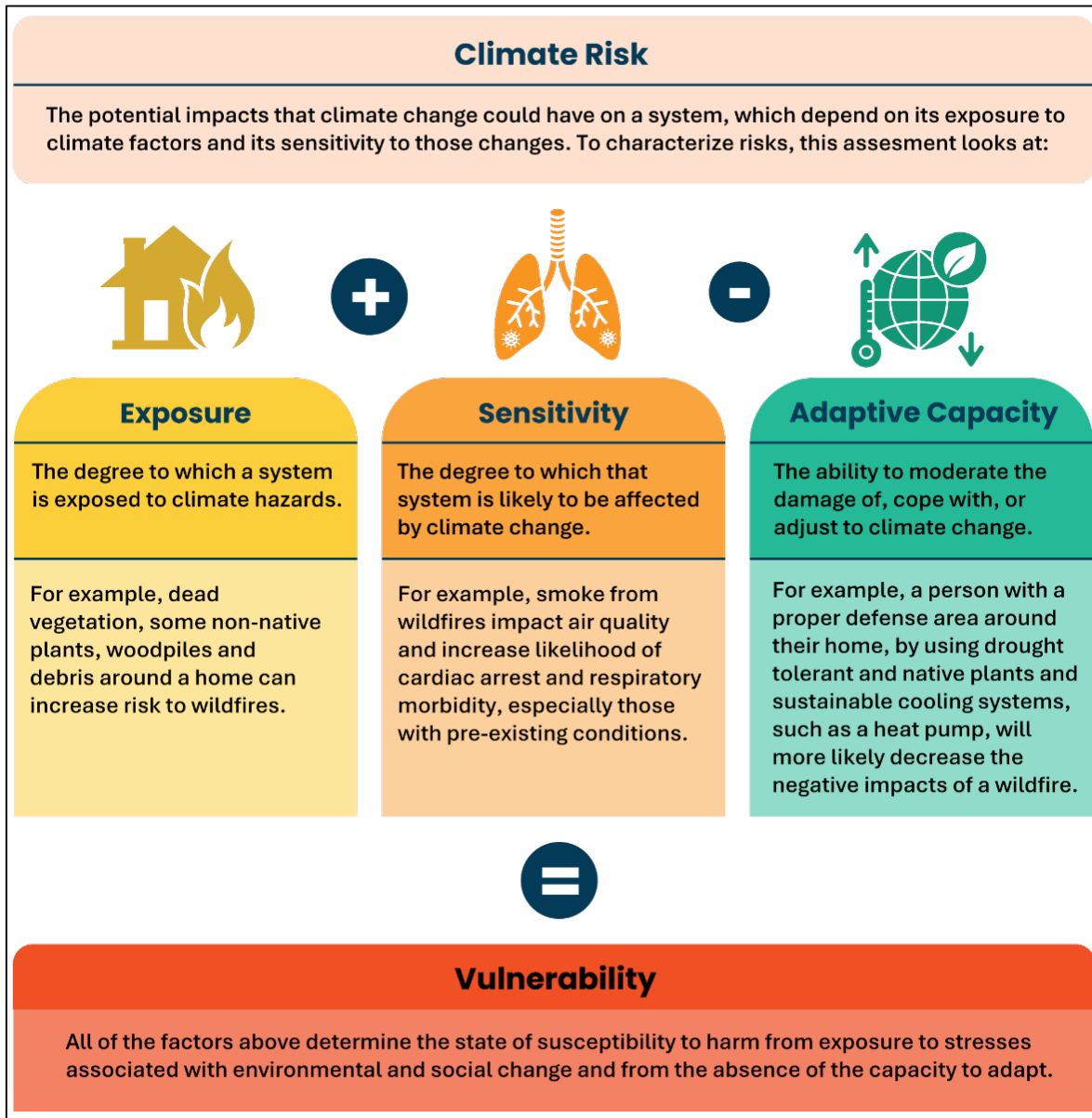


Figure 6-2 Climate Vulnerability Framework

Washougal's Climate Vulnerability Assessment assesses various communities and sectors, including physical assets. The assessment draws on literature review, staff and community engagement, and spatial analysis.



### Vulnerable Communities

Climate impacts affect everyone in Washougal, but those impacts are not distributed evenly. Some individuals and communities are impacted first and worst by climate risks. Table 6-1 identifies potentially vulnerable communities in Washougal and example climate vulnerability considerations. The full Climate Vulnerability Assessment is included as Appendix 8.

*Table 6-1 Potential Vulnerable Communities in Washougal and Example Vulnerability Considerations*

| Vulnerable Populations                           | Percent of Residents | Example Vulnerability Considerations                                                                                                                                                            |
|--------------------------------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Total Non-White Residents</b>                 | 15.1%                | Black and African American individuals are projected to face higher impacts of climate change.                                                                                                  |
| <b>Hispanic or Latino Residents</b>              | 10.9%                | Hispanic and Latino people have high participation in weather-exposed industries, such as construction and agriculture, which are especially vulnerable to the effects of extreme temperatures. |
| <b>Renter-Occupied Housing Units</b>             | 26.1%                | Renters typically have less ability to take actions like making energy efficiency upgrades and adding air conditioners.                                                                         |
| <b>People in Poverty</b>                         | 12.6%                | Low-income individuals have fewer economic resources to cope with climate impacts like property loss and health impacts.                                                                        |
| <b>People with Disabilities (under 65 years)</b> | 9.1%                 | People with disabilities (such as those with low vision or blindness, hearing loss, or mobility issues) face barriers in evacuating during extreme weather events.                              |
| <b>Youth (under 5 years old)</b>                 | 4.9%                 | Young children are especially vulnerable to the harmful impacts of wildfire smoke.                                                                                                              |
| <b>Youth (under 18 years old)</b>                | 22.3%                | Youth experience anxiety and depression related to climate change. They are impacted by school closures and cancelled events.                                                                   |
| <b>Seniors (65 years+)</b>                       | 16.1%                | Seniors tend to have reduced ability to regulate body temperature and higher susceptibility to heat-related illnesses.                                                                          |

Mapping locations with higher rates of vulnerable communities can inform place-based strategies. Figure 6-3, from Clark County, shows priority populations and environmental exposure indicators. The darker teal colors indicate census tracts that have higher-than-average exposure to climate risks (including poor air quality, flooding, and heat) and higher social vulnerability (such as people who have low incomes or disabilities). Washougal's southern census tracts (especially the southwest), have relatively high climate risk and social vulnerability, though lower than parts of nearby Vancouver and Ridgefield (not shown).



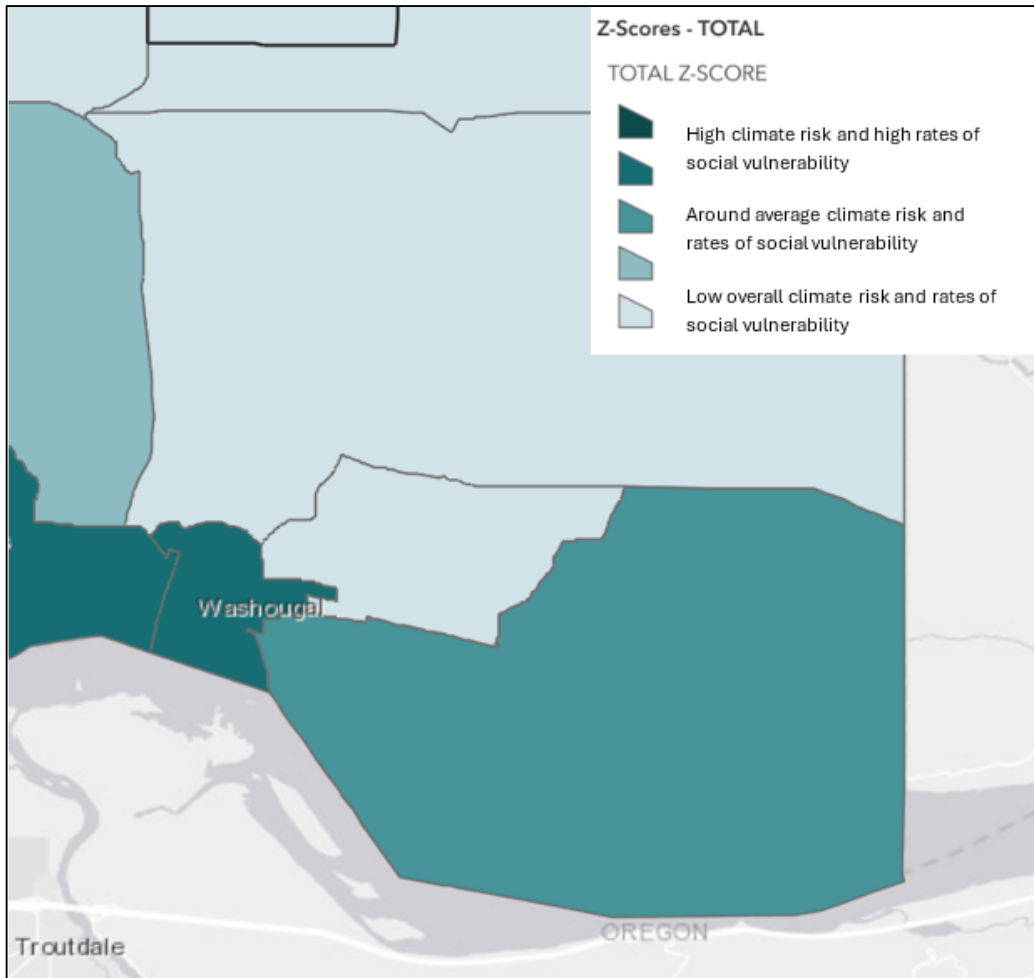


Figure 6-3 Map of U.S. Census Tracts and Combined Rates of Vulnerable Population and Climate Risk Indicators<sup>30</sup>

## Vulnerability of Key Sectors

The Climate Vulnerability Assessment also addresses the vulnerability of four sectors: Built Infrastructure, Businesses and Housing, Environment and Water Resources, and Human Well-Being and Emergency Management. The key findings for climate risks by sector are indicated in Table 6-2.

<sup>30</sup> Clark County's Climate Priority Populations and Places StoryMap)





Table 6-2 Climate Risks: Key Findings by Sector

| Sector                                                      |  <b>Climate Risks: Key Findings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Built Infrastructure<br/>(Transportation and Energy)</b> | <ul style="list-style-type: none"> <li>• Key roads like State Route 14 may be impacted, limiting evacuations and leading to extensive and costly repairs</li> <li>• Walking and biking routes may be impacted</li> <li>• Bus stops lack shelter</li> <li>• The city's electricity substations and power lines are susceptible to damage from fires, storms, and high winds</li> </ul>                                                                                                                                                                                                                                             |
| <b>Businesses and Housing</b>                               | <ul style="list-style-type: none"> <li>• Businesses face risk of damage caused by flooding, storms, wildfires, and extreme heat, particularly for areas in floodplains (including the Port of Camas/Washougal).</li> <li>• The Town Center is not at high direct risk, though it may be impacted by road closures.</li> <li>• Much housing in Washougal is in the Wildland Urban Interface. Planned growth areas are closer to wildland forests, which brings potential increased risk of fire exposure.</li> <li>• Low-income housing stock may be less resilient to extreme heat and extended wildfire smoke events.</li> </ul> |
| <b>Environmental and Water Resources</b>                    | <ul style="list-style-type: none"> <li>• Some natural areas and parks are vulnerable to wildfires, summer drought, and extreme heat</li> <li>• Rivers, streams, and inhabiting fish may be impacted by floods, rising water temperatures, and changing precipitation patterns</li> <li>• Summer droughts may place further strain on the water supply</li> <li>• Water resources and infrastructure may be affected by flooding and extreme storms</li> </ul>                                                                                                                                                                     |
| <b>Human Well-Being and Emergency Management</b>            | <ul style="list-style-type: none"> <li>• Community spaces (libraries, schools, health facilities, and parks) may be vulnerable to flooding, wildfire, and extreme heat</li> <li>• Smoke and heat events raise health risks, especially where heat is not distributed equally</li> <li>• Parks located in low-lying areas, current floodplains, or regulatory flood zones are expected to be more exposed to riverine flooding</li> <li>• Emergency management responses and social systems will be stressed by climate events like flooding, wildfire, and heat</li> </ul>                                                        |



## Current and Future GHG Emissions

Climate change is primarily caused by GHG emissions from burning fossil fuels. Fossil fuels are burned in daily activities, including using natural gas and gasoline to heat homes and power vehicles. As part of the Climate Element development process, the City conducted a GHG emissions inventory to understand what emissions the city contributes to climate change. One study addressed emissions generated within the city (local emissions) and the other addressed emissions from imported goods and food, fuel, air travel, and the purchase of carbon offsets (imported emissions).

### Local Greenhouse Gas Emissions in Washougal

In 2022, Washougal generated 110,943 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>e), a measure of GHG emissions. This quantity of GHGs is equivalent to the carbon captured and stored in one year by about 130,000 acres of average forest land in the U.S., which is about 33 times the size of Washougal. Annual local emissions are nearly 6.4 MTCO<sub>2</sub>e per resident. Emissions come from building energy and heating (56 percent), transportation including cars and trucks (39 percent), industrial process and product use (4 percent), and solid waste and wastewater (1 percent), as illustrated in Figure 6-4.

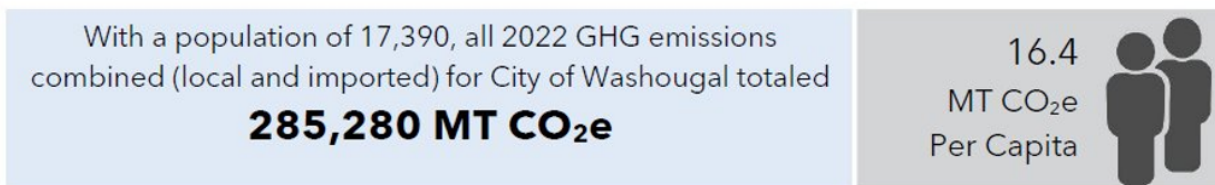


Figure 6-4 GHG Emissions in Washougal (2022)<sup>31</sup>

### Imported Greenhouse Gas Emissions

Imported emissions, also called consumption-based emissions, are produced outside of Washougal to produce and provide the goods, food, services, air travel, and production and transport of fuels used by local households on a daily basis. In Washougal, imported emissions add up to 174,337 MT CO<sub>2</sub>e, which are in addition to sources of local emissions. Figure 6-5 compares the scale of local emissions to imported emissions.

<sup>31</sup> Source: Washougal Greenhouse Gas Inventory (2022), Parametrix



The greatest goods-related emissions are from furniture, clothing, construction materials, vehicles and parts, and electronics. The greatest food-related emissions are from the consumption of meats, particularly beef products. The production of gasoline, diesel, electricity, natural gas at its source, and resident air travel (regardless of airport location) are also significant sources of imported emissions.

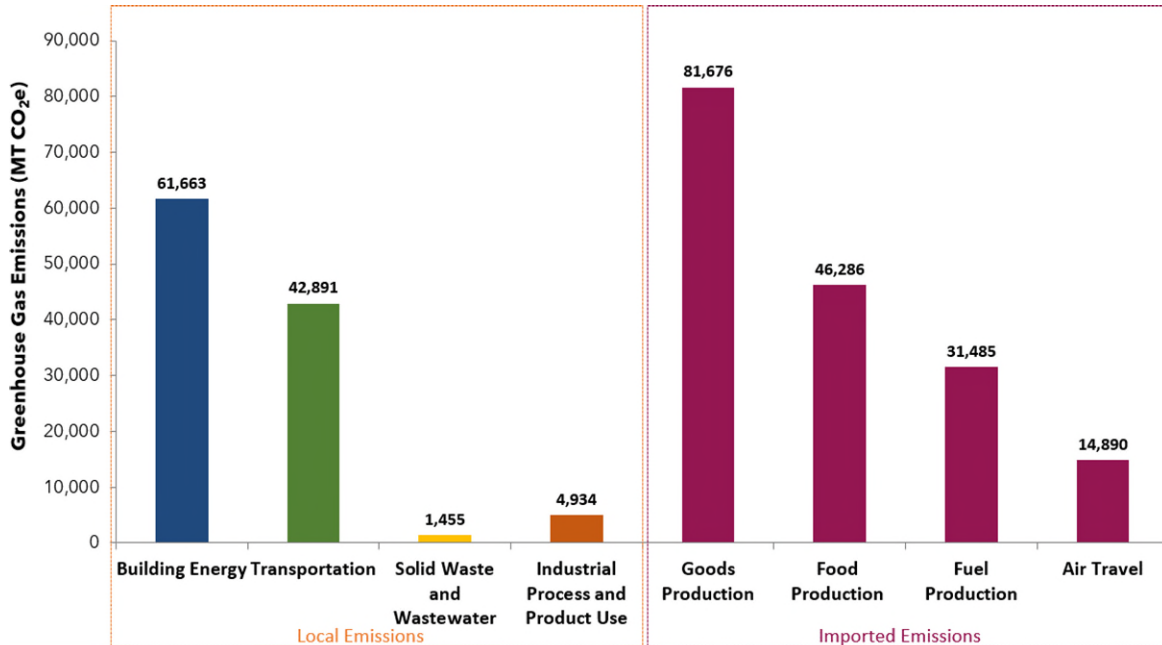


Figure 6-5 Local and Imported Emissions (2022)<sup>32</sup>

## Future Greenhouse Gas Emissions

According to the Washington State Department of Commerce (Commerce) Guidance:

- Washougal should use 2022 as its emissions baseline year and set incremental targets that lead to achieving net zero emissions in 2050, consistent with Washington's statewide target.
- When selecting goals and policies that reduce emissions and per capita VMT, Washougal should report on its five-year progress implementing the measures. Washougal should identify measures for which it is able to track and report implementation progress to Commerce.

Addressing GHG emissions requires the combined efforts of local, state, federal, and regional policy change. The following state, federal, and regional policies, as well as Clark County policies and plans, will advance GHG emissions reductions and support Washougal in meeting its GHG emissions reduction targets:

- Washington State Energy Code (SB 5854)
- Washington Clean Buildings Act (HB 1257)
- Federal Vehicle Regulations (CAFE)

<sup>32</sup> Source: Washougal Greenhouse Gas Inventory (2022), Parametrix



- Washington Clean Fuel Standard (HB 1091)
- Washington Zero Emission Vehicle (ZEV) Standards
- Washington Hydrofluorocarbon Policies (HB 1112 & HB 1050)
- Washington Clean Energy Transformation Act (CETA)
- Washington Climate Commitment Act (E2SSB 5126)

However, the above policies alone will not help Washougal meet state goals. The goals in the GHG Emissions Reduction Sub-element address Washougal's remaining emissions after accounting for the reductions driven by these state and federal policies. Local policies that help the city reduce emissions from on-road transportation and natural gas use in buildings will be especially critical in the coming decades, as these will make up increasingly large percentages of remaining emissions.

## Goals and Policies

### Resilience Sub-Element

Key analyses for this sub-element include the Climate Impacts Summary and Climate Vulnerability Assessment.

**GOAL 1:** To support community health and well-being in the context of climate change, particularly the health of vulnerable and overburdened communities.

Policy 1-A: The City will ensure that vulnerable and overburdened communities are prioritized when allocating climate resilience investments such as increased tree canopy and green infrastructure, which help mitigate environmental stresses and improve quality of life.

Policy 1-B: The City will provide all residents, especially vulnerable and overburdened populations, diverse opportunities to learn about climate impacts, influence policy decisions, and co-develop equitable mitigation and recovery strategies that reflect community needs and priorities. For example, offer educational materials in multiple languages and formats to facilitate access and understanding.

Policy 1-C: The City will support the expansion of facilities that improve local food security and the food-related economy, such as community gardens, farmers markets, food banks and pantries, and meal services, to address climate impacts and increase access to healthy, affordable, and climate-friendly foods. .

Policy 1-D: The City will support organizations that facilitate a green jobs pipeline within vulnerable and overburdened communities. The City will prioritize programs that:



- i. Create living-wage green jobs.
- ii. Promote green industry sectors such as solar panel installation, green roof installation and maintenance, urban forestry, and ecosystem restoration.
- iii. Support workers displaced from carbon-intensive industries.
- iv. Support local businesses in strengthening their climate-friendly practices.

**GOAL 2:** To protect ecosystems from impacts of climate change while balancing development goals.

Policy 2-A: The City will expand habitat protection and improve habitat quality and connectivity through conservation area designations, buffers, and open space corridors.

Policy 2-B: The City will establish an urban forestry ordinance to maintain and improve the city's tree canopy. Ensure that the ordinance includes climate change considerations and encourages biodiversity.

Policy 2-C: The City will support the protection, enhancement, and, where possible, restoration of streams, wetlands, and corridors between wetlands to provide biological and hydrological connectivity. This connectivity will foster ecosystem resilience to climate impacts, such as such high stream temperatures and flooding.

**GOAL 3:** To strengthen emergency response systems to climate hazards by improving coordination, infrastructure, and community preparedness.

Policy 3-A: The City will develop and support resilience hubs, which are community-serving facilities that are designed to support residents, coordinate communication, distribute resources, and reduce carbon pollution while enhancing quality of life.

Policy 3-B: The City will integrate climate vulnerability assessment results in hazard mitigation planning and emergency management planning.

Policy 3-C: The City will collaborate with energy utilities to improve the safety and reliability of infrastructure vulnerable to climate change.

Policy 3-D: The City will coordinate with local agencies to identify risk areas, develop targeted response plans, and ensure equitable access to education, outreach, resources, and recovery assistance. Prioritize clear communication and access to information before emergencies occur.



**GOAL 4:** To enhance community resilience to wildfire, smoke, and extreme heat by strengthening infrastructure and community systems.

- Policy 4-A: The City will develop, support and coordinate with programs that distribute or incentivize heat pumps, improve building weatherization, and/or implement building passive cooling techniques, prioritizing households with residents who are most vulnerable to extreme temperature events (such as low-income seniors).
- Policy 4-B: The City will develop, support and coordinate with programs that distribute or incentivize heat pumps, improve building weatherization, and/or implement building passive cooling techniques, prioritizing households with residents who are most vulnerable to extreme temperature events (such as low-income seniors).
- Policy 4-C: The City will implement and encourage the use of cooling infrastructure such as trees, permeable pavement, and other heat-resistant features near high-traffic transportation areas with elevated temperatures and in locations where sensitive populations congregate, such as schools, elder care facilities, and medical facilities.
- Policy 4-D: The City will develop a comprehensive, communitywide wildfire resilience strategy to improve emergency response capabilities, create fire-resilient landscapes, promote fire-adapted communities, protect the economy, and foster short- and long-term recovery.
- Policy 4-E: The City will educate businesses on protocols regarding extreme heat and poor air quality and consider implementing and supporting outreach efforts to businesses and outdoor workers to promote safety, ensure compliance, and reduce exposure to climate-exacerbated hazards.

**GOAL 5:** To manage water resources and natural spaces to build resilience to drought and flooding impacts.

- Policy 5-A: The City will manage water resources sustainably in the face of climate change through smart irrigation, stormwater management, preventative maintenance, water conservation and wastewater reuse, plant selection, and landscape management.
- Policy 5-B: The City will construct and maintain water storage systems to provide back-up water supplies during droughts and support climate resilience.
- Policy 5-C: The City will expand municipal reclaimed water systems and allow onsite non-potable water systems to reduce water demand in private-sector commercial





and residential buildings.

Policy 5-D: The City will encourage the use of green infrastructure and low-impact development in new developments and major retrofits to address increased storm intensities and stormwater runoff.

**GOAL 6:** To reduce the contributions of buildings and energy consumption to climate change.

Policy 6-A: The City will streamline permitting and approval processes for energy efficiency upgrades, passive heating/cooling techniques, building electrification retrofits, and clean energy projects, with the goal of reducing GHG emissions from buildings while maintaining grid capacity and reliability.

Policy 6-B: The City will seek and support funding for programs that focus on energy efficiency and building weatherization with an emphasis on vulnerable communities (such as renters and low-income households).

Policy 6-C: The City will incentivize green building certification to improve energy and environmental performance (such as through timely review of permit applications).

Policy 6-D: The City will maximize renewable energy sources for the supply of electricity and heating/cooling to new and existing buildings, such as by supporting solar panel installations and community solar programs.

## Greenhouse Gas Emissions Sub-Element

Key analysis for this sub-element includes the Greenhouse Gas Emissions Inventory.

**GOAL 7:** To enable and encourage residents to drive less and turn to alternate modes of transportation.

Policy 7-A: The City will coordinate with land use and transportation planning partners to expand public transit access.

Policy 7-B: The City will develop a complete, long-term multimodal network plan and adopt complete streets policies and ordinances.

Policy 7-C: The City will implement complementary, mixed land uses versus traditional zoning, to promote cycling and walking and reduce driving.

Policy 7-D: The City will create a safe, well-connected and attractive bicycle and pedestrian network to encourage active transportation.



Policy 7-E: The City will improve street connectivity and walkability, including sidewalks and street crossings, to encourage carbon-free transportation and to serve as potential evacuation routes.

Policy 7-F: The City will prioritize, develop, and maintain mobility hubs (convenient places for accessing multiple alternative transportation options and for switching between modes) in transportation-efficient locations, especially in overburdened communities experiencing a scarcity of transportation alternatives.

**GOAL 8:** To promote development that advances climate planning and greenhouse gas emissions reduction.

Policy 8-A: The City will reduce parking minimum requirements and establish parking maximums where relevant.

Policy 8-B: The City will implement complementary, mixed land use and transit-oriented development, such as locating businesses, parks, and schools in residential neighborhoods where relevant and increasing density in areas well-served by transit.

Policy 8-C: The City will support the expansion of electric vehicle charging infrastructure throughout the community—including at municipal buildings, multifamily developments, major commercial areas, and parking garages—to advance the decarbonization of the transportation sector developments.

Policy 8-D: The City will convert public-owned fleets to zero-emission vehicles (e.g., electric) as they need replacement and as soon as feasible.

**GOAL 9:** To reduce waste generation and increase recycling rates.

Policy 9-A: The City will set and achieve specific goals around waste generation and periodically measure waste via waste characterization studies, in partnership with the City's waste collection service provider.

Policy 9-B: The City will focus on reducing generation and disposal of high-emissions materials, such as organic waste and paper. Consider implementing food rescue policies.

Policy 9-C: The City will conduct equitable outreach and engagement and support residents and businesses in waste reduction, recycling, and composting of food and yard waste.

Policy 9-D: The City will incentivize recycling of construction and demolition waste.





## CHAPTER 7

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# Parks & Open Space



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## 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 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 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 vision 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 FLUM, climate considerations consistent with HB 1181 (2023-2024), 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 7-1 Reflection Plaza*



The standards for city 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, an inventory of existing parks facilities within the city was completed. Parks were categorized into one of the following facility types:

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

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

Because of the diversity of park facilities, 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 to a LOS 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  $\frac{1}{4}$  to  $\frac{1}{2}$  mile distance.

## Park Standards

### *Neighborhood Parks*

These parks are intended to serve residential areas within walking distance ( $\frac{1}{4}$  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.



*Figure 7-2 Washougal Waterfront Park and Trail*



- 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 residents within a 1-to-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 vehicles.
- 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 activities; examples include tennis courts, soccer and baseball fields, playgrounds, swimming pools, picnic facilities, off-street parking, and restroom facilities.

### Urban Open Space

The primary benefit of urban open space is the visual and psychological relief from man-made development within the urban area. Additional characteristics of urban 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:
  - o Linking with other open spaces or schools
  - o A given area's need for open space
  - o The area's existing parks and open space
  - o Preservation of the natural features of the open space in question
  - o 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 7-1 provides a breakdown of parks acreage by facility type.

Table 7-1 Park Inventory<sup>33</sup>

| Existing Park Land        | Number of Sites | Total Acres  |
|---------------------------|-----------------|--------------|
| <b>Neighborhood Parks</b> | 6               | 17.6         |
| <b>Community Parks</b>    | 3               | 33.6         |
| <b>Pocket Parks</b>       | 2               | 0.3          |
| <b>Waterfront Parks</b>   | 2               | 2.5          |
| <b>Natural Parks</b>      | 13              | 51.4         |
| <b>Special Use Area</b>   | 6               | 19.2         |
| <b>Total</b>              | <b>32</b>       | <b>124.6</b> |

Note: Open space is not included as park land.

## Other Recreational Opportunities

In addition to City-owned park facilities and natural open space areas, the citizens of Washougal benefit from a variety of other outdoor recreational amenities both within the city and in surrounding areas. The diversity of open space and recreational amenities is a unique benefit for residents and visitors to Washougal.

Table 7-2 Other Recreation and Open Space Resources<sup>34</sup>

| Owner                                     | Acres              |
|-------------------------------------------|--------------------|
| <b>US Fish and Wildlife</b>               |                    |
| Steigerwald Lake National Wildlife Refuge | 627<br>(67 in UGA) |
| <b>Port of Camas-Washougal</b>            |                    |
| Cottonwood Beach                          | 45                 |
| Washougal Waterfront Park and Trail       | 11                 |
| Marina                                    | 1.5                |
| <b>Washougal School District</b>          |                    |
| Washougal High School Playing Fields      | 15                 |
| Gause Elementary School Playing Fields    | 7                  |

<sup>33</sup> Source: Comprehensive Park and Recreation Plan (2026)

<sup>34</sup> Source: Comprehensive Park and Recreation Plan (2026)



| Owner                                     | Acres        |
|-------------------------------------------|--------------|
| Hathaway Elementary School Playing Fields | 1.9          |
| Jemtegaard Trail and Playing Fields       | 12           |
| <b>Camas School District</b>              |              |
| Woodburn Elementary School                | 3.1          |
| <b>Private Ownership</b>                  |              |
| Orchard Hills Golf & Country Club         | 92           |
| <b>City of Washougal</b>                  |              |
| Washougal Memorial Cemetery               | 15           |
| <b>Total</b>                              | <b>246.5</b> |

## 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 identifying existing park access to community and neighborhood parks and gaps in park facilities (or those farther than a 10-minute walk to a community or neighborhood park) are provided in the Comprehensive Park and Recreation Plan.

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, busy streets such as highways and E Street, which turns into NE 3<sup>rd</sup> Avenue, and 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 22<sup>nd</sup> and 34<sup>th</sup> Streets, which includes areas of higher-density residential zoning
- The northeast edge of the city, east of Orchard Hills Golf Course
- 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 residents enjoy the most, 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 and Open Space

As described above, there are a number of existing neighborhood parks in Washougal. The need for parks and open space has 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 or 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 discussed below.

### *Open Space to Protect Geologically Hazardous Areas*

As noted in the Natural Resources and Critical Areas Element, several geologically hazardous 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 geologically hazardous 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 value. 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 commute. Three types of pathways are planned within 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 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

Goals and policies are incorporated by reference. Refer to the 2026 Comprehensive Parks and Recreation Plan for goals and policies.







## CHAPTER 8

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# Natural Resources & Critical Areas



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## 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 WAC to ensure best management practices of the natural resource industry are compatible with natural resource lands and critical areas. The city's UGA separates urban areas from surrounding natural and agricultural lands. This Element is a guide for how development should consider protecting critical areas, 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 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; No land in the UGA is considered agricultural or forestry-zoned land.

#### *Topography*

Beginning at the Columbia River, the city is comprised of lowlands 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 600-foot level, where it levels off before sloping downward to the north. Woodburn Hill is the highest point in the northwest area of the UGA, reaching just over 660 feet. To the northeast 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 percent or greater.

#### *Geology and 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, enhance anadromous fish runs through the creek, and 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, which lie within the Upper Member of the Troutdale Formation in the Plains area, and 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 by precipitation and 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.

## 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 support conservation.



## 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. 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 Washougal UGA has no areas designated for forest use. Due to this area's high degree of urbanization and the incompatibility of forest lands with urban uses, no forestry operations occur within Washougal's UGA.

#### *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 to 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 include 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, including:
  - o Open space corridors separating and defining developed areas within the city;
  - o Views which enhance quality of life in developed neighborhoods;
  - o Educational opportunities for the citizens of Washougal; and
  - o Accessible areas for residents to stroll, hike, and enjoy Washougal's valuable natural features.



*Figure 8-1 Oregon White Oak Tree, Schmid Family Park*

- Provide for public health and safety through the appropriate management of development within potentially hazardous areas.

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 Washougal 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 in Washougal is located within the Steigerwald Lake National Wildlife Refuge 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 residential development.
- The second site is in the southwest section of the city 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, Campen Creek, and other tributaries supply 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 percent 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 found within the Washougal River basin, the low-lying areas to the southeast within the Steigerwald Lake National Wildlife Refuge, and adjacent to the Columbia River.

In 2019, the Steigerwald Reconnection Project broke ground. The project reconfigured the flood control infrastructure adjacent to the refuge to reconnect historic Columbia River floodplain and restore habitat. The project consisted of lowering over two miles of Corps-regulated levees to natural levee height, breaching portions of the levee to reconnect Steigerwald Lake with the Columbia River and building two new north-south oriented levees to protect eastern Washougal. Other improvements completed include:



- Created over 115 acres of new wetlands
- Restored wetland areas with extensive replanting of native species including more than half a million trees and shrubs and 14,000 pounds of native seeds
- Removed all Port and City of Washougal infrastructure from the FEMA-mapped floodplain for internal flooding from Gibbons Creek
- Raised SR-14 three feet above the Columbia River's 500-year flood event
- Generated over 550 local family-wage jobs

At its conclusion, the project represented success for the community and its partners, who all worked towards the shared goal to improve flood protection, restoring habitat and natural ecosystem functions, and improving recreation opportunities at the Refuge.

### *Geologically Hazardous Areas*

Geologically hazardous areas include areas with topographic slopes greater than 15 percent or where landslide, erosion, or seismic hazards are present as determined by Clark County, City records or identified by a geotechnical engineer. 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. 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 8-2 Columbia River*

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).





## 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 and 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 and chemical pollutants.

### 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.

## Goals and Policies

**GOAL 1:** To enhance the quality of life and resilience to climate impacts through the protection of air quality, groundwater quality and quantity, and surface water quality.

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

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



- i. The City will enforce the adopted regulatory policies regarding the protection of aquifer recharge areas.
- ii. The City will enforce the adopted wetland and critical aquifer recharge area regulations to protect surface and groundwater quality.
- iii. The City will enforce the adopted stormwater management standards to ensure quality of run-off to surface and ground water.

Policy 1-C: The City will ensure an adequate and resilient supply of water for beneficial uses within the City, including under changing climate conditions.

Policy 1-D: The City will provide management practices, such as landscape management, plant selection, green infrastructure, and low-impact development to minimize erosion and hazards in order to improve water quality for instream and out-of-stream uses.

Policy 1-E: The City will evaluate and manage land uses based on their impacts on water demand, water quality, and the City's long-term resilience objectives.

Policy 1-F: The City will utilize the water resources within the City in an efficient manner.

Policy 1-G: The City will guard against the degradation of air quality, by supporting a transition to clean energy and decarbonized forms of transportation.

Policy 1-H: The City will locate new businesses and industries so that the impact on air quality is minimized.

**GOAL 2:** To regulate new development and encourage the use of green infrastructure and low-impact development to reduce risks to life and property from hazards associated with developing in frequently flooded and geologically hazardous areas.

Policy 2-A: The City will prohibit, discourage, or mitigate development in geologically hazardous areas.

Policy 2-B: The City will limit the removal of trees and vegetation during development and encourage the use of green infrastructure and low-impact development in order to maintain tree canopy and reduce erosion and stormwater runoff.

Policy 2-C: The City will protect land quality from erosion and other soil related natural hazards.

Policy 2-D: The City will reduce the economic and social costs created by flood-caused damage, by integrating climate vulnerability assessment results into planning.

Policy 2-E: The City will protect life and property from mass movement hazards.



**GOAL 3:** To initiate cost-effective programs to protect and improve environmental quality, with attention to changing climate conditions by maximizing the funding for publicly owned critical area lands by leveraging impact fee monies with possible grant funds and City funds.

**GOAL 4:** To 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: The City's development standards for floodplains shall be consistent with the Federal Emergency Management Agency (FEMA) and National Flood Insurance Program requirements.

Policy 4-B: The City's development on steep and unstable slopes shall be restricted to ensure public safety and prevent loss of private property.

Policy 4-C: The City's development within high value wetlands will be managed in accordance with the Critical Areas Ordinance, as the protection and restoration of wetlands provides biological and hydrological connectivity, which fosters ecosystem resilience to climate impacts.

**GOAL 5:** To 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: The City will prevent the further destruction to waterfowl habitat by retaining wetlands and buffer zones adjacent to wetland areas.

Policy 5-B: The City will 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: The City will identify and protect special habitat areas through tactics such as conservation area designations, buffers, and open space corridors, and enhancement and restoration of waterbodies to maintain connectivity and habitat quality.

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

**GOAL 7:** To provide a variety of critical area lands for the community to enjoy for passive or active recreational uses and for climate resilience, such as offsetting the impacts of extreme heat and flooding. To prioritize access to recreational uses by vulnerable community members.



Policy 7-A: The City will encourage the acquisition of publicly accessible critical area lands, on a willing seller, willing buyer basis.

- GOAL 8:** To 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, to adopt Best Available Science guidelines for critical areas protection given that protection fosters ecosystem resilience to climate impacts.
- GOAL 10:** To encourage the use of native plants in landscaping, particularly adjacent to critical areas and discourage the use of invasive non-native plants to sustainably manage water resources in the face of climate change.
- GOAL 11:** To pursue an urban forestry ordinance that maintains and improves the city's tree canopy, includes climate change considerations, and supports biodiversity.





## CHAPTER 9

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# Procedural Criteria



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## 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 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 Countywide Planning Policies (CPP). The City's 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, WAC 365-196-640, 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, and 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, or 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 UGA are as follows:
  - 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 UGA 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. Boundary Changes shall be 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. Policy and text amendments shall be 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 GMA and the following adopted plans: Community Framework Plan, Washougal Comprehensive Plan, applicable capital facilities plans, and official population growth forecasts.
4. Policy and text amendments shall be 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. Map amendments shall be considered by the City and County consistent with RCW 36.70A.130. Map amendments shall be 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. The amendment shall be consistent with the state GMA and the following adopted plans: Washougal Comprehensive Plan, Community Framework Plan, County Comprehensive Plan, applicable capital facilities plans, and official population growth forecasts.
  5. The amendment shall meet the location criteria for the requested designation.
  6. Except for industrial amendments, proponents shall 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.
  7. The proponent shall demonstrate 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.
  8. 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.
  9. Unless otherwise required by the City or County, applications for map amendments shall be accompanied by parallel rezone applications.
  10. 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
    - c. 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. The amendment would 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. The amendment would provide a regional facility or 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 GMA 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
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 when 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 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 countywide framework for interjurisdictional agreements.

Interagency planning groups should be established to develop ongoing coordination programs within the UGA 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 should 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 is important. Therefore, the City will follow notification requirements outlined in the Plan Amendment, Public Notice, and Public Hearings Process sections 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 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.



## **10.0 Appendices**

Appendix 1: Implementation Strategies

Appendix 2: Countywide Planning Policies (June 2026 Draft)

Appendix 3: Public Partition Plans

Appendix 4: Community Engagement Survey

Appendix 5: Housing Analysis Report

Appendix 6: Community and Economic Profile Summary

Appendix 7: Water System Map

Appendix 8: Climate Vulnerability Assessment

## Appendix 1. Implementation Strategies

This appendix serves as a collection of potential actions and efforts that move the City forward to achieving the community's goals. It is not intended to oblige the City to fund efforts nor restrict investment in other efforts not listed. These implementation strategies and the suggested prioritization should be revisited every few years to coincide with the City's two-year budget process.

The following list of implementation strategies are prioritized by timing, either as short-term strategies (2026-2030), medium-term strategies (2031-2035), or long-term strategies (2036-2045). The table indicates the Comprehensive Plan Element(s) and associated goal(s) or policy(s) which the strategy supports. In addition, those documents that are to be created are identified as "new" and those existing documents that need to be updated to remain consistent are identified by "date of most recent adoption."

City staff and Council can use this appendix to help prioritize funding for programs, projects and updates. Execution of efforts noted can be used to evaluate the City's progress towards goals and policies developed as part of this periodic update.

| Short-Term Strategies (Present – 2030) |                                                                                                                                                                                                                               |                                     |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Plan Goal(s)                           | Deliverables and Implementation Strategies                                                                                                                                                                                    | Responsible Department              |
| LU-2                                   | Create design standards for the commercial areas located in the Northeast and Northwest UGAs.                                                                                                                                 | Community Development               |
| LU-6, C-7                              | Participate in an updated ridership study with C-Tran.                                                                                                                                                                        | Community Development               |
| LU-2                                   | Create a Town Center Master Plan that addresses redevelopment including densification of residential and commercial uses.                                                                                                     | Community Development               |
| LU-4                                   | Investigate incentives for commercial redevelopment to increase employment opportunities.                                                                                                                                     | Community Development               |
| H-1, LU-3                              | Create a Housing Action Plan which inventories vacant, shovel ready land, identifies barriers, and includes incentives for housing development at all affordability levels. This could include approved middle housing types. | Community Development               |
| H-1                                    | Review the City's Multifamily Tax Exemption (MFTE) program, including consideration of requiring affordable housing.                                                                                                          | Community Development               |
| H-1                                    | Amend development code to offer an expedited procedural review and permitting option for housing development.                                                                                                                 | Community Development               |
| CF-1, C-5                              | Develop and implement regulations for on-site non-potable water systems in support of water conservation.                                                                                                                     | Public Works                        |
| CF-2                                   | Evaluate and update the project lists in the Capital Facilities Plan annually.                                                                                                                                                | Community Development, Public Works |
| C-2                                    | Develop an Urban Forestry Ordinance.                                                                                                                                                                                          | Community Development               |
| C-3                                    | Update the Hazard Mitigation Plan to integrate the climate vulnerability assessment completed with the periodic update.                                                                                                       | Community Development               |

| Short-Term Strategies (Present – 2030) |                                                                                                                                                                                                                                                                                      |                        |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Plan Goal(s)                           | Deliverables and Implementation Strategies                                                                                                                                                                                                                                           | Responsible Department |
| H-1, LU-3                              | Update the Washougal Engineering Standards to align infrastructure design standards with new housing development regulations including middle housing, ADUs and unit lot subdivision and to reflect multimodal priorities established in the Transportation Capital Facilities Plan. | Public Works           |
| LU-3, H-1                              | Investigate opportunities to implement a manufactured home overlay or specific zoning to support preservation of existing manufactured home parks within the City.                                                                                                                   | Community Development  |

| Medium-Term Strategies (2030-2035) |                                                                                                                                                                                                      |               |                                                                  |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------|
| Plan Goal                          | Deliverables and Implementation Strategies                                                                                                                                                           | New or Update | Responsible Department                                           |
| LU-4, E-1                          | Develop design standards for the Town Center Core district.                                                                                                                                          | New           | Community Development                                            |
| H-5, C-8                           | Amend development regulations to reduce minimum parking requirements and establish parking maximums, especially in areas where C-Tran service routes exist and/or are planned.                       | Update        | Community Development                                            |
| H-1                                | Amend municipal code to include incentives that attract affordable housing. Some examples of tools and programs include incentive zoning, or inclusionary zoning.                                    | Update        | Community Development                                            |
| E-3                                | Inventory vacant, shovel ready land prime for industrial or employment use.                                                                                                                          | New           | Community Development                                            |
| E-5                                | Assemble an economic development board tasked with monitoring and ensuring economic growth targets are achieved.                                                                                     | New           | Community Development, City Manager's Office, Finance Department |
| C-1                                | Develop a Climate Action Plan                                                                                                                                                                        | New           | Community Development                                            |
| POS -1, E-4                        | Identify vacant lots prime for public spaces (parks, plazas, outdoor facilities) that attract cultural events and people to Washougal, as identified in the Comprehensive Parks and Recreation Plan. | New           | Parks                                                            |
| POS-1                              | Amend development code to require the creation of parks and open space by developers to support new residential development.                                                                         | New           | Community Development, Parks                                     |



| Long-Term Strategies (2035-2045) |                                                                                                                                                                                                                                                        |               |                                                                  |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------|
| Plan Goal                        | Deliverables and Implementation Strategies                                                                                                                                                                                                             | New or Update | Responsible Department                                           |
| E-5                              | Update the Economic Development Strategic Plan.                                                                                                                                                                                                        | Update        | Community Development, City Manager's Office, Finance Department |
| C-2, POS-3                       | Inventory and adopt development regulations that improve connectivity between neighborhoods, schools, and downtown to waterfront parks, trails and natural open space areas.                                                                           | New           | Parks                                                            |
| LU -7, POS -1                    | Adopt and follow park design and development guidelines for new park land.                                                                                                                                                                             | New           | Community Development                                            |
| CF-5                             | Update WMC Section 18.74 to provide additional standards for siting wireless communication facilities, including the co-location of micro-facilities attached to existing structures and construction of new wireless structures, such as cell towers. | New           | Community Development                                            |

## **Appendix 2. Countywide Planning Policies (June 2026 Draft)**

## **Appendix 3. Public Participation Plans**

## **Appendix 4. Community Engagement Survey**

## **Appendix 5. Housing Analysis Report**

## **Appendix 6. Community and Economic Profile**



## Appendix 7. Water System Map

## **Appendix 8. Climate Vulnerability Assessment**

## Appendix 1. Implementation Strategies

This appendix serves as a collection of potential actions and efforts that move the City forward to achieving the community's goals outlined in the 2025-2045 Comprehensive Plan. It is not intended to oblige the City to fund efforts nor restrict investment in other efforts not listed. These implementation strategies and the suggested prioritization should be revisited every few years to coincide with the City's two-year budget process.

The following list of implementation strategies are prioritized by timing, either as short-term strategies (2026-2030), medium-term strategies (2031-2035), or long-term strategies (2036-2045). The table indicates the Comprehensive Plan Element(s) and associated goal(s) or policy(s) which the strategy supports. In addition, those documents that are to be created are identified as "new" and those existing documents that need to be updated to remain consistent are identified by "date of most recent adoption."

City staff and Council can use this appendix to help prioritize funding for programs, projects and updates. Execution of efforts noted can be used to evaluate the City's progress towards goals and policies developed as part of this periodic update.

| Short-Term Strategies (Present – 2030) |                                                                                                                                                                                                                               |                        |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Plan Goal(s)                           | Deliverables and Implementation Strategies                                                                                                                                                                                    | Responsible Department |
| LU-2                                   | Create design standards for the commercial areas located in the Northeast and Northwest UGAs.                                                                                                                                 | Community Development  |
| LU-6, C-7                              | Participate in an updated ridership study with C-Tran.                                                                                                                                                                        | Community Development  |
| LU-2                                   | Create a Town Center Master Plan that addresses redevelopment including densification of residential and commercial uses.                                                                                                     | Community Development  |
| LU-4                                   | Investigate incentives for commercial redevelopment to increase employment opportunities.                                                                                                                                     | Community Development  |
| H-1, LU-3                              | Create a Housing Action Plan which inventories vacant, shovel ready land, identifies barriers, and includes incentives for housing development at all affordability levels. This could include approved middle housing types. | Community Development  |
| H-1                                    | Review the City's Multifamily Tax Exemption (MFTE) program, including consideration of requiring affordable housing.                                                                                                          | Community Development  |
| H-1                                    | Amend development code to offer an expedited procedural review and permitting option for housing development.                                                                                                                 | Community Development  |
| CF-1, C-5                              | Develop and implement regulations for on-site non-potable water systems in support of water conservation.                                                                                                                     | Public Works           |
| CF-2                                   | Evaluate and update the project lists in the Capital Facilities                                                                                                                                                               | Community              |

| Short-Term Strategies (Present – 2030) |                                                                                                                                                                                                                                                                                      |                           |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Plan Goal(s)                           | Deliverables and Implementation Strategies                                                                                                                                                                                                                                           | Responsible Department    |
|                                        | Plan annually.                                                                                                                                                                                                                                                                       | Development, Public Works |
| C-2                                    | Develop an Urban Forestry Ordinance.                                                                                                                                                                                                                                                 | Community Development     |
| C-3                                    | Update the Hazard Mitigation Plan to integrate the climate vulnerability assessment completed with the periodic update.                                                                                                                                                              | Community Development     |
| H-1, LU-3                              | Update the Washougal Engineering Standards to align infrastructure design standards with new housing development regulations including middle housing, ADUs and unit lot subdivision and to reflect multimodal priorities established in the Transportation Capital Facilities Plan. | Public Works              |
| LU-3, H-1                              | Investigate opportunities to implement a manufactured home overlay or specific zoning to support preservation of existing manufactured home parks within the City.                                                                                                                   | Community Development     |

| Medium-Term Strategies (2030-2035) |                                                                                                                                                                                |               |                                                                  |
|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------|
| Plan Goal                          | Deliverables and Implementation Strategies                                                                                                                                     | New or Update | Responsible Department                                           |
| LU-4, E-1                          | Develop design standards for the Town Center Core district.                                                                                                                    | New           | Community Development                                            |
| H-5, C-8                           | Amend development regulations to reduce minimum parking requirements and establish parking maximums, especially in areas where C-Tran service routes exist and/or are planned. | Update        | Community Development                                            |
| H-1                                | Amend municipal code to include incentives that attract affordable housing. Some examples of tools and programs include incentive zoning, or inclusionary zoning.              | Update        | Community Development                                            |
| E-3                                | Inventory vacant, shovel ready land prime for industrial or employment use.                                                                                                    | New           | Community Development                                            |
| E-5                                | Assemble an economic development board tasked with monitoring and ensuring economic growth targets are achieved.                                                               | New           | Community Development, City Manager's Office, Finance Department |
| C-1                                | Develop a Climate Action Plan                                                                                                                                                  | New           | Community Development                                            |

| Medium-Term Strategies (2030-2035) |                                                                                                                                                                                                      |               |                              |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------|
| Plan Goal                          | Deliverables and Implementation Strategies                                                                                                                                                           | New or Update | Responsible Department       |
| POS -1, E-4                        | Identify vacant lots prime for public spaces (parks, plazas, outdoor facilities) that attract cultural events and people to Washougal, as identified in the Comprehensive Parks and Recreation Plan. | New           | Parks                        |
| POS-1                              | Amend development code to require the creation of parks and open space by developers to support new residential development.                                                                         | New           | Community Development, Parks |

| Long-Term Strategies (2035-2045) |                                                                                                                                                                                                                                                        |               |                                                                  |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------|
| Plan Goal                        | Deliverables and Implementation Strategies                                                                                                                                                                                                             | New or Update | Responsible Department                                           |
| E-5                              | Update the Economic Development Strategic Plan.                                                                                                                                                                                                        | Update        | Community Development, City Manager's Office, Finance Department |
| C-2, POS-3                       | Inventory and adopt development regulations that improve connectivity between neighborhoods, schools, and downtown to waterfront parks, trails and natural open space areas.                                                                           | New           | Parks                                                            |
| LU -7, POS -1                    | Adopt and follow park design and development guidelines for new park land.                                                                                                                                                                             | New           | Community Development                                            |
| CF-5                             | Update WMC Section 18.74 to provide additional standards for siting wireless communication facilities, including the co-location of micro-facilities attached to existing structures and construction of new wireless structures, such as cell towers. | New           | Community Development                                            |

## Countywide Planning Policies

**Note:** Climate-related goals and policies are designated as helping achieve greenhouse gas reduction [GHG], resilience [RES], or both [GHG, RES].

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Proposed Amendments  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Countywide Planning Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |
| <b>Chapter 1 Land Use Element</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
| <b>1.1 Countywide Planning Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| 1.1.1 Clark County, municipalities and special districts will work together to establish urban growth areas within which urban growth shall be encouraged and outside of which growth may occur only if it is not urban in nature. Each municipality within Clark County shall be included within an urban growth area. An urban growth area may include territory located outside of a city if such territory is characterized by urban growth or is adjacent to areas characterized by urban growth. | No changes proposed. |
| 1.1.2 The County and relevant jurisdictions will consult with the Cowlitz Indian Tribe where urban growth areas are adjacent to the boundary of the Cowlitz Indian Reservation in order to assure that policies developed in compliance with Chapter 36.70A accommodate the Tribe's and relevant jurisdictions' future growth needs. "Relevant jurisdictions" are defined as those adjacent to and/or affected by the Cowlitz Indian Tribe Reservation.                                                | No changes proposed. |
| 1.1.3 Urban growth areas shall include areas and densities sufficient to permit the urban growth that is projected to occur in Clark County for the succeeding 20-year period.                                                                                                                                                                                                                                                                                                                         | No changes proposed. |
| 1.1.4 Urban growth shall be located primarily in areas already characterized by urban growth that have existing public facility and service capacities to adequately serve such development and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services that are provided by                                                                                                                                        | No changes proposed. |



| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>either public or private sources. Urban governmental services shall be provided in urban areas. These services may also be provided in rural areas, but only at levels appropriate to serve rural development. Urban governmental services include those services historically and typically delivered by cities or special districts and include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection, public transit services and other public utilities not normally associated with non-urban areas.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>1.1.5 An urban growth area may include more than a single city.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>No changes proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>1.1.6 Urban growth is defined as growth that makes intensive use of land for the location of buildings, structures and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, fiber, or the extraction of mineral resources.</p>                                                                                                                                                                                                                                       | <p>No changes proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>1.1.7 Clark County and cities shall review their designated urban growth area or areas in compliance with Chapter 36.70A. The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas. This shall be accomplished by comparing the growth and development assumptions, targets and objectives contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred.</p>                                | <p>1.1.7 Clark County and cities shall review their designated urban growth area or areas in compliance with Chapter 36.70A. <b>215</b> The purpose of the review and evaluation program shall be to determine whether Clark County and its cities are achieving urban densities within Urban Growth Areas. This shall be accomplished by comparing the growth and development assumptions, targets and objectives <b>(Appendix K)</b> contained in these policies (and in county and city comprehensive plans) with actual growth and development that has occurred.</p> <p><i>Rationale: Propose inclusion of a reference to an appendix that contains the zoning density assumptions proposed by the jurisdictions and used in the Vacant Buildable Lands Model (VBLM).</i></p> |
| <p>1.1.8 Each municipality within Clark County shall annually provide to Clark County parcel specific information on land developed or permitted for building and development in three categories: residential, commercial and industrial. Clark County and municipalities shall follow the guidelines specified in the Plan Monitoring Procedures Report for the</p>                                                                                                                                                                                                     | <p>No changes proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| collection, monitoring and analysis of development activity and potential residential/employment capacity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 1.1.9 Clark County, in cooperation with the municipalities, shall prepare a Buildable Lands Capacity Report consistent with Chapter 36.70A. The report will detail growth, development, capacity, needs and consistency between comprehensive plan goals and actual densities for Clark County and the municipalities within it.                                                                                                                                                                                                                                                                                                           | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1.1.10 Clark County and municipalities shall use the results of the Buildable Lands Capacity Report to determine the most appropriate means to address inconsistencies between land capacity and needs. In addressing these inconsistencies, Clark County and municipalities shall identify reasonable measures, other than adjusting urban growth areas that will be taken to comply with the requirements of Chapter 36.70A.                                                                                                                                                                                                             | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 1.1.11 Population projections used for designating urban growth areas will be based upon information provided by the Office of Financial Management and appropriate bi-state/regional sources.                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>1.1.11 Population projections used for designating urban growth areas will be based upon information provided by the Office of Financial Management within forecast range provided by the Office of Financial Management, and appropriate bi-state/regional sources.</p> <p><i>Rationale: The language is more consistent with RCW 43.62.035 and clarifies that OFM is the source for population projection used for the comprehensive plan updates.</i></p> |
| <p>1.1.12 Interagency Cooperation. Clark County and each municipality will work together to:</p> <ul style="list-style-type: none"> <li>• Establish a Technical Coordinating Committee (TCC) to develop an ongoing coordination program within the urban growth area; Each jurisdiction, the Cowlitz Indian Tribe and the Southwest Regional Transportation Council may designate one staff representative and an alternate to the TCC.</li> <li>• Include the Cowlitz Indian Tribe as a member of the Technical Coordinating Committee in order to facilitate interagency planning efforts and intergovernmental coordination;</li> </ul> | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Proposed Amendments         |
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| <ul style="list-style-type: none"> <li>• Provide opportunities for each jurisdiction to participate, review and comment on the proposed plans and implementing regulations of the other;</li> <li>• Coordinate activities as they relate to the urban growth area;</li> <li>• Coordinate activities with all special districts;</li> <li>• Seek opportunities for joint efforts, or the combining of operations, to achieve greater efficiency and effectiveness in service provision; and,</li> <li>• Conduct joint hearings within the urban growth areas to consider adoption of Comprehensive Plans.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |
| <p>1.1.13 Any local jurisdiction, including the county, may initiate an amendment to or request an interpretation of any Countywide Planning Policy, as follows:</p> <ul style="list-style-type: none"> <li>• The local jurisdiction shall submit the proposed amendment or proposed interpretation to the County Manager or their designee (County Manager), and shall include the following in the proposal: <ul style="list-style-type: none"> <li>○ In the case of an interpretation request, identification of the policy and the exact language of the proposed interpretation; or</li> <li>○ In the case of a proposed amendment, <ul style="list-style-type: none"> <li>○ The exact language of the proposed amendment (shown in "strike out" for deletions and "underline" for additions); and</li> <li>○ An explanation of the need for the proposed amendment, including the factors, data, or analyses that have changed since the adoption of the Countywide Planning Policies and/or the experiences with the existing Countywide Planning Policies that have prompted the proposed amendment; and</li> <li>○ An analysis of how the proposal meets the criteria in 40.560.010.F through K, or city code, as applicable.</li> </ul> </li> </ul> </li> <li>• The county shall initially refer a proposed amendment to or interpretation request regarding the Countywide Planning Policies to the Technical Coordinating Committee (TCC), (see also in Policy 1.1.12), which shall review the proposal and develop a consensus-based recommendation, as follows: <ul style="list-style-type: none"> <li>○ TCC Members shall endeavor to reach agreement on a mutually acceptable course of action regarding a proposed</li> </ul> </li> </ul> | <p>No changes proposed.</p> |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p>amendment or interpretation request, with decisions made by agreement rather than by majority vote where TCC members agree to support, accept, live with, or agree not to oppose the decision. The TCC can only make recommendations when a majority of members are present. The TCC can only revisit a previous decision if a majority of the TCC agrees.</p> <ul style="list-style-type: none"> <li>• If consensus regarding a proposed amendment or proposed interpretation is not reached, the group will explore whether modifications to that proposal can help achieve consensus. If the TCC still cannot reach consensus, the proposed amendment or interpretation will be forwarded through the remainder of the process along with a summary of the meeting discussion in place of a recommendation.</li> <li>• Once the TCC makes a recommendation, or cannot reach consensus, on a proposed amendment, the process continues as follows: <ul style="list-style-type: none"> <li>○ The county shall review the proposed amendment utilizing the Type IV docket code amendment procedures as outlined in CCC 40.510.040, 40.560.010 and 40.560.030 for review of the proposal.</li> <li>○ If approved by the County Council, staff from each jurisdiction shall bring the proposal through their respective jurisdiction's adoption or approval process.</li> <li>○ Each jurisdiction shall notify the County Manager of the results of its adoption process.</li> <li>○ If the amendment is considered outside of the periodic review process, each jurisdiction shall consider the amendment in its next annual comprehensive plan update.</li> <li>○ If the amendment is considered as part of a periodic review process, the timing of the request must reasonably coincide with the overall schedule of the periodic review, or the request will be considered as part of the next amendments docket as outlined in 40.560.030.</li> </ul> </li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>1.1.14 Coordination of land use planning and development:</p> <ul style="list-style-type: none"> <li>• Clark County and each municipality shall cooperatively prepare land use and transportation plans and consistent development guidelines for the urban area.</li> <li>• Comprehensive Plans must be coordinated. The comprehensive plan of each county or city shall be coordinated with and consistent with, the comprehensive</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>1.1.14 Coordination of land use planning and development:</p> <ul style="list-style-type: none"> <li>• Clark County and each municipality shall cooperatively prepare land use and transportation plans and consistent development guidelines for the urban area.</li> <li>• Comprehensive Plans must be coordinated. The comprehensive plan of each county or city shall be coordinated with and consistent with, the comprehensive plans adopted by other counties or cities with</li> </ul> |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p>plans adopted by other counties or cities with which Clark County or city has, in part, common borders or related regional issues. The city and Clark County shall play partnership roles in the production of plans which provide the opportunity for public and mutual participation, review and comment.</p> <ul style="list-style-type: none"> <li>• Conversion of industrial or employment lands to non-industrial or non-employment center districts may occur within the following parameter: <ul style="list-style-type: none"> <li>○ Protect and preserve lands zoned heavy industrial for heavy industrial uses.</li> <li>○ Protect employment center lands from conversion to residential.</li> <li>○ Consider rezoning of employment center lands to non-retail commercial or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.</li> </ul> </li> <li>• Urban development shall be limited to areas designated by the urban growth boundary. Clark County and each local jurisdiction urban areas would have a higher average density than currently exists, approximately 4, 6 to 8, units per net residential acre depending on the specific urban area. No more than 75 percent of the new housing stock would be of a single product type (e.g., single-family detached residential or attached multi-family). This would not apply to the Yacolt urban growth area due to wastewater management issues.</li> </ul> | <p>which Clark County or city has, in part, common borders or related regional issues. The city<del>ies</del> and Clark County shall play partnership roles in the production of plans which provide the opportunity for public and mutual participation, review and comment.</p> <ul style="list-style-type: none"> <li>• Conversion of industrial or employment lands to non-industrial or non-employment <del>center</del> districts may occur within the following parameter: <ul style="list-style-type: none"> <li>○ Protect and preserve lands zoned heavy industrial for heavy industrial uses.</li> <li>○ Protect employment <del>center</del> lands from conversion to residential.</li> <li>○ Consider rezoning of employment <del>center</del> lands to non-retail commercial or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics and (c) the proposed zone change will generate <u>greater economic benefit jobs at a higher density</u> than the current comprehensive plan zone allocation.</li> </ul> </li> <li>• Urban development shall be limited to areas designated by the urban growth boundary. Clark County and each local jurisdiction <u>urban areas would have a higher average density than currently exists, approximately 4, 6 to 8, units per net residential acre depending on the specific urban area. No more than 75 percent of the new housing stock would be of a single product type (e.g., single-family detached residential or attached multi-family). This would not apply to the Yacolt urban growth area due to wastewater management issues. will plan for and provide housing based on the allocation and at the income levels in the Housing for All Planning Tool (HAPT) in Appendix J.</u></li> <li>• <u>The zoning density targets, proposed by each jurisdiction, will be used for estimating capacity in the Vacant Buildable Lands Model (VBLM) in Appendix K.</u></li> </ul> <p><i>Rationale: Propose to add two appendices that contain the housing allocation and income bands for each jurisdiction based on the HAPT and the zoning density assumptions, proposed by the jurisdictions, used in the Vacant Buildable Lands Model (VBLM). Employment center implies a district that may not be common to</i></p> |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p>1.1.15 Urban Growth Area Centers (UGA) have a full range of urban levels of services and can be divided into three main categories in the following density tiers:</p> <ul style="list-style-type: none"> <li>• <b>Vancouver Urban Growth Area</b> is now or will be a major urban area activity centers with a full range of residential, commercial and industrial uses, high-capacity transit corridors, schools, major cultural and public facilities. Major urban areas centers, have or will have, urban densities of development of at least 8 or more units per net residential acre as overall averages. Areas along high capacity transit corridors and priority public transit corridors may have higher than average densities while other areas would have lower densities (e.g. established neighborhoods and neighborhoods on the fringes of the urban area). Regional institutions and services (government, museums, etc.) should be located in the urban core.</li> <li>• <b>Urban Growth Areas of Battle Ground, Camas, Ridgefield and Washougal</b>, will have a full range of residential, commercial and industrial uses, schools, neighborhood, community and regional parks and are within walking distance to HCT corridors or public transit. These areas will have employment opportunities and lower densities than a major urban area centers, averaging at least 6 units per net residential acre (4.5 gross units per acre). Higher densities occur along transit corridors and in the community center, with lower densities in established neighborhoods and on the outskirts of the community. These urban growth areas centers should have a center focus that combines commercial, civic, cultural and recreational uses.</li> <li>• <b>Urban Growth Areas of La Center and Woodland</b> will have predominantly residential uses with at least 4 housing units per net residential acre (3 gross units per acre) and includes pedestrian-oriented commercial uses, schools and small parks.</li> <li>• There are no standards for the <b>Yacolt Urban Growth Area</b> due to lack of public sewer. A mix of residential uses and</li> </ul> | <p>1.1.15 Urban Growth Area Centers (UGA) have a full range of urban levels of services and can be divided into three main categories <b>in the following density tiers:</b></p> <ul style="list-style-type: none"> <li>• <b>Vancouver Urban Growth Area</b> is now or will be a major urban area activity centers with a full range of residential, commercial and industrial uses, high-capacity transit corridors, schools, major cultural and public facilities. Major urban areas centers, have or will have, urban densities of development <b>of at least 8 or more units per net residential acre as overall averages.</b> Areas along high capacity transit corridors and priority public transit corridors may have higher than average densities while other areas would have lower densities (e.g. established neighborhoods and neighborhoods on the fringes of the urban area). Regional institutions and services (government, museums, etc.) should be located in the urban core.</li> <li>• <b>Urban Growth Areas of Battle Ground, Camas, Ridgefield and Washougal</b>, will have a full range of residential, commercial and industrial uses, schools, neighborhood, community and regional parks and are within walking distance to HCT corridors or public transit. These areas will have employment opportunities and lower densities than <b>a major urban area centers, averaging at least 6 units per net residential acre (4.5 gross units per acre).</b> Higher densities occur along transit corridors and in the community center, with lower densities in established neighborhoods and on the outskirts of the community. These urban growth areas centers should have a center focus that combines commercial, civic, cultural and recreational uses.</li> <li>• <b>Urban Growth Areas of La Center and Woodland</b> will have predominantly residential uses <b>with at least 4 housing units per net residential acre (3 gross units per acre)</b> and includes pedestrian-oriented commercial uses, schools and small parks.</li> <li>• There are no standards for the <b>Yacolt Urban Growth Area</b> due to lack of public sewer. A mix of residential uses and densities are or will be permitted. Neighborhoods are to have a focus around parks, schools, or common areas.</li> </ul> |



| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| densities are or will be permitted. Neighborhoods are to have a focus around parks, schools, or common areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <i>Rationale: Propose removing specific UGA density targets and placing a reference in policy 1.1.7 to an appendix that contains the zoning density assumptions proposed by the jurisdictions and used in the Vacant Buildable Lands Model (VBLM).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1.1.16 Rural Centers are outside of urban growth areas centers and urban reserve areas and provide public facilities (e.g., fire stations, post offices, schools) and commercial facilities to support rural lifestyles. Rural centers have residential densities consistent with the surrounding rural minimum lot sizes and do not have a full range of urban levels of services                                                                                                                                                                                                                                                                                                                                                                              | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>1.1.17 Establish consistent regional criteria to determine the size of urban growth areas for the 20-year comprehensive plans that:</p> <ul style="list-style-type: none"> <li>Assume the need for residential market factor lands added to the amount called for in the population forecast to build in flexibility.</li> <li>include a household size of 2.66 people per household</li> <li>conserve designated agriculture, forest or mineral resource lands;</li> <li>ensure an adequate supply of buildable land;</li> <li>have the anticipated financial capability to provide infrastructure/services needed for the 20-year growth management population projections; and,</li> <li>balance industrial, commercial and residential lands.</li> </ul> | <p>1.1.17 Establish consistent regional criteria to determine the size of urban growth areas for the 20-year comprehensive plans that:</p> <ul style="list-style-type: none"> <li>Assume the need for residential market factor lands added to the amount called for in the population forecast to build in flexibility.</li> <li>include a household size of 2.66 people per household consistent with the Department of Commerce's Housing for All Planning Tool (HAPT)</li> <li>conserve designated agriculture, forest or mineral resource lands;</li> <li>utilize innovative programs, including the transfer of development rights;</li> <li>ensure an adequate supply of buildable land;</li> <li>have the anticipated financial capability to provide infrastructure/services needed for the 20-year growth management population projections; and,</li> <li>balance industrial, commercial and residential lands.</li> </ul> <p><i>Rationale: Commerce's HAPT includes a 2045 persons per household size for each county, by removing reference to the number it would not have to be amended with every update. The edit regarding innovative programs, including transfer of development rights was suggested by the Cities of Ridgefield, La Center, and Camas. Note: the Technical Coordinating Committee did not reach full consensus on this amendment.</i></p> |
| <p>1.1.18 Establish consistent regional criteria for urban growth area boundaries for the 20-year comprehensive plans that consider the following:</p> <ul style="list-style-type: none"> <li>geographic, topographic, man-made and natural features (such as drainages, steep slopes, riparian corridors, wetland areas, etc.);</li> <li>public facility and service availability, limits and extensions;</li> </ul>                                                                                                                                                                                                                                                                                                                                           | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                            | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <ul style="list-style-type: none"> <li>jurisdictional and special district boundaries;</li> <li>location of designated natural resource lands and critical areas; and,</li> <li>minimize split designations of parcels.</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>1.1.19 There shall be no net material increase in cardroom capacity within the La Center Urban Growth Area.</p>                                                                                                                 | <p><u>1.1.19 There shall be no net material increase in cardroom capacity within the La Center Urban Growth Area.</u></p> <p><i>Rationale: re-numbered and moved location of existing countywide planning policy to 1.1.25.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                    | <p><u>1.1.19 Clark County and each municipality shall give special consideration to achieving environmental justice in comprehensive plan goals and policies, including targeted efforts to avoid creating or worsening environmental health disparities and improve health outcomes in all communities. The jurisdictions shall collaborate on environment and health issues that cross jurisdictional boundaries, such as air and water quality.</u></p> <p><i>Rationale: New CWPP being considered by jurisdictions to address amendments to RCW36.70A.070(1) environmental justice and health disparities.</i></p>                                                                 |
|                                                                                                                                                                                                                                    | <p><u>1.1.20 Clark County and each municipality shall plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.</u></p> <p><i>Rationale: New CWPP being considered by jurisdictions to address amendments to RCW36.70A.070(1) environmental justice and health disparities.</i></p> |
|                                                                                                                                                                                                                                    | <p><u>1.1.21 Clark County and each municipality shall evaluate comprehensive plans for potential physical, economic, and cultural displacement of marginalized residents and businesses. Each jurisdiction shall use a range of strategies to mitigate displacement impacts.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                   |

| Comprehensive Plan 2015-2035 as Adopted | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|                                         | <p><i>Rationale: New CWPP being considered to address amendments to RCW 36.70A.070(1) environmental justice and health disparities requirements.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                         | <p><u>1.1.22 Engage and partner with communities disproportionately impacted by planning decisions and practices to inform strategies, actions, regulations and resource allocation decisions that reduce and repair harm to these communities.</u></p> <p><i>Rationale: New CWPP being considered to address amendments to RCW 36.70A.070(1) environmental justice and health disparities requirements.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                         | <p><u>1.1.23 Clark County, each municipality, and Clark County Public Health shall collaborate to develop an agreed upon methodology for metrics and tracking outcomes related to improving environmental justice, reducing health disparities, and minimizing displacement. The methodology should acknowledge the complexity of measuring these challenges and the cumulative impacts on populations and places from compounding and intersecting impacts.</u></p> <p><i>Rationale: New CWPP being considered to address amendments to RCW 36.70A.070(1) environmental justice and health disparities requirements.</i></p>                                                                                                                                                                                                                                                                              |
|                                         | <p><u>1.1.24 Clark County and participating cities shall work cooperatively to adopt a countywide transfer of development rights (TDR) program to support mutually agreed upon conservation goals (i.e., the preservation of agricultural lands) and require that any expansion of any urban growth boundary shall require participation in the program. When Clark County expands an urban growth boundary contingent upon the use of the TDR program, the county and the participating city shall enter into an interlocal agreement that, at a minimum, includes the following provisions:</u></p> <ul style="list-style-type: none"> <li><u>Establishing requirements for completing expansions to the urban growth boundaries contingent upon the transfer of development rights from eligible sending areas designated by the county to the receiving areas created by the expansion.</u></li> </ul> |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                 | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>• <u>Setting timelines for full implementation of the transfer of development rights program and any requirements or limitations placed on the expansion area until such a time as a TDR program is implemented.</u></li> <li>• <u>Identifying guidelines for monitoring, reporting, and reassessing market conditions.</u></li> </ul> <p><i>Rationale: Proposed policy was suggested by the Cities of Ridgefield, La Center, and Camas. Note: the Technical Coordinating Committee did not reach full consensus on this policy language.</i></p> |
|                                                                                                                                                                                                                                                                         | <p><u>1.1.25 There shall be no net material increase in cardroom capacity within the La Center Urban Growth Area.</u></p> <p><i>Rationale: re-numbered and moved location of existing countywide planning policy. Previously was countywide planning policy 1.1.19.</i></p>                                                                                                                                                                                                                                                                                                              |
| <b>Cowlitz Indian Tribe</b>                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 1.1.20 Meaningful and substantial opportunities for early and continuous tribal government participation in planning.                                                                                                                                                   | 1.1.206 Meaningful and substantial opportunities for early and continuous tribal government participation in planning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 1.1.21 Local jurisdictions will work with the tribe to develop agreements that provide for discussion on comprehensive planning issues among governments. The parties will jointly determine the appropriate contents of agreements and a schedule for completing them. | 1.1.217 Local jurisdictions will work with the tribe to develop agreements that provide for discussion on comprehensive planning issues among governments. The parties will jointly determine the appropriate contents of agreements and a schedule for completing them.                                                                                                                                                                                                                                                                                                                 |
| 1.1.22 The tribe, county, municipalities and special districts are encouraged to coordinate plans among and between governments and agencies to address substantive areas of mutual interest and promote complementary and cooperative efforts.                         | 1.1.228 The tribe, county, municipalities and special districts are encouraged to coordinate plans among and between governments and agencies to address substantive areas of mutual interest and promote complementary and cooperative efforts.                                                                                                                                                                                                                                                                                                                                         |
| 1.1.23 The county, municipalities, special districts, and tribe are encouraged to keep one another informed about matters of local and regional interest by mutually agreeable means and schedule.                                                                      | 1.1.239 The county, municipalities, special districts, and tribe are encouraged to keep one another informed about matters of local and regional interest by mutually agreeable means and schedule.                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Chapter 2 Housing Element</b>                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                        | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <b>2.1 Countywide Planning Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.1.0 The county and each municipality shall prepare an inventory and analysis of existing and projected housing.                                                                                                                                                                                                                                                                                                                              | 2.1.0 The county and each municipality shall prepare an inventory and analysis of existing and projected housing. <b>[RES]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2.1.1 The Comprehensive Plan of the county and each municipality shall identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing and group homes and foster care facilities. All jurisdictions will cooperate to plan for a "fair share" of the region's affordable housing needs and housing for special needs population. | <p>2.1.1 The Comprehensive Plan of the county and each municipality shall identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for <b>moderate, low, very low, and extremely</b> low-income <b>families households</b>, manufactured housing, multifamily housing and group homes, <b>and</b> foster care facilities, <b>emergency housing, emergency shelters, and permanent supportive housing</b>. All jurisdictions will cooperate to plan for a "fair share" of the region's affordable housing needs and housing for special needs population, consistent with their HAPT allocation <b>[RES]</b></p> <p><i>Rationale: Better aligns with Commerce Guidance and new legislation amending RCW36.70A.070</i></p> |
| 2.1.2 Link economic development and housing strategies to achieve parity between job development and housing affordability.                                                                                                                                                                                                                                                                                                                    | 2.1.2 Link economic development and housing strategies to achieve parity between job development and housing affordability. <b>[RES]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2.1.3 Link transportation and housing strategies to assure reasonable access to multi-model transportation systems and to encourage housing opportunities in locations that will support the development of public transportation.                                                                                                                                                                                                             | <p>2.1.3 Link transportation and housing strategies to assure reasonable access to multi-<del>model</del><b>modal</b> transportation systems and to encourage housing opportunities in locations that will support the development of public transportation. <b>[GHG, RES]</b></p> <p><i>Rationale: Correct scrivener's error.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2.1.4 Link housing strategies with the locations of work sites and jobs.                                                                                                                                                                                                                                                                                                                                                                       | 2.1.4 Link housing strategies with the locations of work sites and jobs. <b>[GHG, RES]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.1.5 Link housing strategies with the availability of public facilities and public services.                                                                                                                                                                                                                                                                                                                                                  | 2.1.5 Link housing strategies with the availability of public facilities and public services. <b>[GHG, RES]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 2.1.6 Encourage infill housing within cities and towns and urban growth areas.                                                                                                                                                                                                                                                                                                                                                                 | 2.1.6 Encourage infill housing within cities and towns and urban growth areas. <b>[GHG, RES]</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                           | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p>2.1.7 Encourage flexible and cost efficient land use regulations that allow for the creation of alternative housing types which will meet the needs of an economically diverse population.</p> | <p>2.1.7 Encourage flexible and cost efficient land use regulations that <u>allow for the creation of alternative housing types which will meet the needs of an economically diverse population. plan for and accommodate housing for all economic segments of the population.</u> <u>[RES]</u></p> <p><i>Rationale: Better aligns with Commerce Guidance and new legislation amending RCW36.70A.070</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                   | <p><u>2.1.8 Clark County and each municipality shall adopt incentives, strategies, actions, regulations, and consider funding tools that increase the supply of housing for households with extremely low-, very low- and low-incomes and with special needs by private or public developers.</u> <u>[RES]</u></p> <p><i>Rationale: New CWPP being considered by jurisdictions to address amendments to RCW36.70A.070(2)(d-h) relating to racially disparate impacts, displacement and exclusion in housing.</i></p>                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                   | <p><u>2.1.9 Clark County and each municipality shall implement strategies that address cost barriers to housing affordability, including, but not limited to:</u></p> <ul style="list-style-type: none"> <li><u>• updating development standards and regulations;</u></li> <li><u>• shortening permit timelines;</u></li> <li><u>• implementing online permitting;</u></li> <li><u>• optimizing residential densities;</u></li> <li><u>• reducing parking requirements;</u></li> <li><u>• developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing [RES]</u></li> </ul> <p><i>Rationale: New CWPP being considered by jurisdictions to address amendments to RCW36.70A.070(2)(d-h) relating to racially disparate impacts, displacement and exclusion in housing.</i></p> |
|                                                                                                                                                                                                   | <p><u>2.1.10 Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                           | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|                                                                                                                                                                                                                                                                   | <p><u>including zoning that may have a discriminatory effect and areas of disinvestment and infrastructure availability. [RES]</u></p> <p><i>Rationale: New CWPP being considered by jurisdictions to address amendments to RCW36.70A.070(2)(d-h) relating to racially disparate impacts, displacement and exclusion in housing.</i></p>                                                                                              |
|                                                                                                                                                                                                                                                                   | <p><u>2.1.11 Promote homeownership opportunities for low-income and moderate-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color. [RES]</u></p> <p><i>Rationale: New CWPP being considered by jurisdictions to address amendments to RCW36.70A.070(2)(d-h) relating to racially disparate impacts, displacement and exclusion in housing.</i></p> |
|                                                                                                                                                                                                                                                                   | <p><u>2.1.12 Plan for and provide housing based on the allocation and at the income levels in the Housing for All Planning Tool (HAPT) in Appendix J. [RES]</u></p> <p><i>Rationale: Propose to add an appendix that contains the housing allocation and income bands for each jurisdiction based on the HAPT.</i></p>                                                                                                                |
| <b>Chapter 3 Rural and Natural Resource Element</b>                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>3.0 Countywide Planning Policies</b>                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3.0.1 The county shall recognize existing development and provide lands, which allow rural development in areas, which are developed or committed to development of a rural character.                                                                            | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 3.0.2 The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space and recreational lands within and near the urban area through adequate and compatible policies and regulations. | No changes proposed                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Chapter 4 Environmental Element</b>                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Countywide Planning Policies</b>                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <b>4.1 Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>4.1.1 Urban growth areas shall be established consistent with the protection of the environment and the enhancement of the county's high quality of life, including air and water quality and the availability of water. The establishment of urban growth areas shall also be done in a manner consistent with the preservation of land, sites and structures that have historical or archeological significance.</p>                                                                                                                                                                               | <p>4.1.1 Urban growth areas shall be established consistent with the protection of the environment and the enhancement of the county's high quality of life, including air and water quality and the availability of water. The establishment of urban growth areas shall also be done in a manner consistent with the preservation of land, sites and structures that have historical or archeological significance. <b>[GHG, RES]</b></p> <p><i>Rationale: Edit to support integration with climate element. Policy identified to support greenhouse gas reduction and climate resilience.</i></p>       |
| <p>4.1.2 The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space and recreational lands within and near the urban area through adequate and compatible policies and regulations. These policies and regulations shall provide for the long-term viability of terrestrial habitat functions and natural watershed processes identified by scientifically-based assessment.</p>                                                                                                                                       | <p>4.1.2 The county and each municipality shall cooperate to ensure the preservation and protection of natural resources, critical areas, open space and recreational lands within and near the urban area through adequate and compatible policies and regulations. These policies and regulations shall provide for the long-term viability of terrestrial habitat functions and natural watershed processes identified by scientifically-based assessment. <b>[RES]</b></p> <p><i>Rationale: Edit to support integration with climate element. Policy identified to support climate resilience.</i></p> |
| <b>Chapter 5 Transportation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>5.0 Countywide Planning Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>5.0.1 Clark County, Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Organization (RTPO), state, bi-state, municipalities and C-TRAN shall work together to establish a truly regional transportation system which:</p> <ul style="list-style-type: none"> <li>• reduces reliance on single occupancy vehicle transportation through development of a balanced transportation system which emphasizes transit, high capacity transit, bicycle and pedestrian improvements and transportation demand management;</li> <li>• encourages energy efficiency;</li> </ul> | <p>No changes proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                     | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <ul style="list-style-type: none"> <li>recognizes financial constraints; and,</li> <li>minimizes environmental impacts of the transportation systems development, operation and maintenance.</li> </ul>                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 5.0.2 Regional and bi-state transportation facilities shall be planned for within the context of countywide and bi-state air, land and water resources.                                                                                                                                                     | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 5.0.3 The state, MPO/RTPO, county and the municipalities shall adequately assess the impacts of regional transportation facilities to maximize the benefits to the region and local communities.                                                                                                            | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 5.0.4 The state, MPO/RTPO, county and the municipalities shall strive, through transportation system management strategies, to optimize the use of and maintain existing roads to minimize the construction costs and impact associated with roadway facility expansion.                                    | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 5.0.5 The county, local municipalities and MPO/RTPO shall, to the greatest extent possible, establish consistent roadway standards, level-of-service standards and methodologies and functional classification schemes to ensure consistency throughout the region.                                         | <p>5.0.5 The county, local municipalities and MPO/RTPO shall, to the greatest extent possible, establish consistent roadway standards, <b>multimodal</b> level-of-service standards and methodologies, and functional classification schemes to ensure consistency throughout the region.</p> <p><i>Rationale: RCW 36.70A.070(6)(a)(iii)(D) was amended to include the word "multimodal", along with new requirements for performance metrics for active transportation facilities.</i></p> |
| 5.0.6 The county, local municipalities, C-TRAN and MPO/RTPO shall work together with the business community to develop a transportation demand management strategy to meet the goals of state and federal legislation relating to transportation.                                                           | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 5.0.7 The state, MPO/RTPO, county, local municipalities and C-TRAN shall work cooperatively to consider the development of transportation corridors for high capacity transit and adjacent land uses that support such facilities.                                                                          | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 5.0.8 The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities; these agencies and local municipalities will work together to ensure coordinated transportation and | No change proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                         | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| land use planning to achieve adequate mobility and movement of goods and people.                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 5.0.9 The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities; these agencies and local municipalities will work together to ensure coordinated transportation and land use planning to achieve adequate mobility of goods and people. | <p><u>5.0.9 The state, county, MPO/RTPO and local municipalities shall work together to establish a regional transportation system which is planned, balanced and compatible with planned land use densities; these agencies and local municipalities will work together to ensure coordinated transportation and land use planning to achieve adequate mobility of goods and people.</u></p> <p><i>Rationale: This policy is the same as 5.0.8</i></p> |
| 5.0.10 State or regional facilities that generate substantial travel demand should be sited along or near major transportation and/or public transit corridors.                                                                                                                                                                                                                 | <p><u>5.0.10 State or regional facilities that generate substantial travel demand should be sited along or near major transportation and/or public transit corridors.</u></p>                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                 | <p><u>5.0.10 The state, county, MPO/RTPO and local municipalities shall work together to equitably implement the multimodal network.</u></p> <p><i>Rationale: Aligns with new environmental justice requirements of RCW 36.70A.070(6)</i></p>                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                 | <p><u>5.0.11 Apply an equity lens to prioritize transportation system investments needed in overburdened communities.</u></p> <p><i>Rationale: Aligns with new environmental justice requirements of RCW 36.70A.070(6)</i></p>                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                 | <p><u>5.0.12 Implement transportation programs and projects that provide access to opportunities while preventing or mitigating negative impacts to vulnerable populations.</u></p> <p><i>Rationale: Aligns with new environmental justice requirements of RCW 36.70A.070(6)</i></p>                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                 | <p><u>5.0.13 Ensure mobility choices for people with special transportation needs, including persons with disabilities, older adults, youth, and people with low incomes, and people who rely on alternative transportation options, such as transit and active transportation modes.</u></p> <p><i>Rationale: Aligns with new environmental justice requirements of RCW 36.70A.070(6)</i></p>                                                          |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                               | Proposed Amendments                                                                                                                                                                                                                                                                                                        |
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|                                                                                                                                                                                                                       | <p><u>5.0.14 Road projects and programs shall be implemented in ways that avoid or minimize negative impacts for vulnerable populations. Projects and programs shall seek to provide tangible, positive benefits.</u></p> <p><i>Rationale: Aligns with new environmental justice requirements of RCW 36.70A.070(6)</i></p> |
|                                                                                                                                                                                                                       | <p><u>5.0.15 Leverage funds to invest in bicycle and pedestrian projects that improve safety, access, equity, and health.</u></p> <p><i>Rationale: Aligns with new environmental justice requirements of RCW 36.70A.070(6)</i></p>                                                                                         |
| <b>Chapter 6 Capital Facilities and Utilities Element</b>                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                            |
| <b>6.0 Countywide Planning Policies</b>                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                            |
| 6.0.1 The county, state, municipalities and special districts shall work together to develop realistic levels of service for urban governmental services.                                                             | No changes proposed.                                                                                                                                                                                                                                                                                                       |
| 6.0.2 Plans for providing public facilities and services shall be coordinated with plans for designation of urban growth areas, rural uses and for the transition of undeveloped land to urban uses.                  | No changes proposed.                                                                                                                                                                                                                                                                                                       |
| 6.0.3 Public facilities and utility services shall be planned so that service provision maximizes efficiency and cost effectiveness and ensures concurrency.                                                          | No changes proposed.                                                                                                                                                                                                                                                                                                       |
| 6.0.4 The county, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area.                                                 | No changes proposed.                                                                                                                                                                                                                                                                                                       |
| 6.0.5 The county, municipalities and special districts shall agree on a full range of services to meet the needs of the urban area, including sewer, water, storm drainage, transportation, police, fire, parks, etc. | <p>6.0.5 The county, municipalities and special districts shall agree on a full range of services to meet the needs of the urban area, including sewer, water, storm <u>water management drainage</u>, transportation, police, fire, parks, etc.</p> <p><i>Rationale: The sentence was changed for clarification.</i></p>  |
| 6.0.6 The county, its municipalities and special districts shall work together to ensure that the provision of public facilities and                                                                                  | No changes proposed.                                                                                                                                                                                                                                                                                                       |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                   | Proposed Amendments                                                                                                                                                                                                                                                                                                                                            |
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| services are consistent and designed to implement adopted comprehensive plans.                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                |
| 6.0.7 Local jurisdictions shall establish a process to re-evaluate the land use element of their comprehensive plans upon its determination that the jurisdiction lacks the financing resources to provide necessary public facilities and services to implement their plan.                                                                              | No changes proposed.                                                                                                                                                                                                                                                                                                                                           |
| 6.0.8 General and special purpose districts should consider the establishment of impact fees as a method of financing public facilities required to support new development.                                                                                                                                                                              | No changes proposed.                                                                                                                                                                                                                                                                                                                                           |
| 6.0.9 The county, its municipalities and special districts will work together to develop financial tools and techniques that will enable them to secure funds to achieve concurrency.                                                                                                                                                                     | No changes proposed.                                                                                                                                                                                                                                                                                                                                           |
| 6.0.10 The Comprehensive Plan of the county and each municipality shall include a process for identifying and siting essential public facilities such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities and regional parks.               | No changes proposed.                                                                                                                                                                                                                                                                                                                                           |
| 6.0.11 When siting state and regional public facilities, the county and each municipality shall consider land use compatibility, economic and environmental impacts and public need.                                                                                                                                                                      | No changes proposed.                                                                                                                                                                                                                                                                                                                                           |
| 6.0.12 The county shall work with the state, each municipality and special districts to identify future needs of regional and state wide public facilities. This will ensure countywide consistency and avoid duplications or deficiencies in proposed facilities.                                                                                        | No changes proposed.                                                                                                                                                                                                                                                                                                                                           |
| 6.0.13 The county, municipalities, special districts and Public Health will work cooperatively to develop fair and consistent policies and incentives to: eliminate private water and sewer/septic systems in the urban areas; and to encourage connection to public water and sewer systems.                                                             | No changes proposed.                                                                                                                                                                                                                                                                                                                                           |
| 6.0.14 Within Urban Growth Areas, cities and towns should be the providers of urban services. Cities and towns should not extend utilities without annexation or commitments for annexation. Exceptions may be made in cases where human health is threatened. In areas where utilities presently extend beyond city or town limits, but are within Urban | 6.0.14 Within Urban Growth Areas, cities, <b>and towns, and special purpose districts</b> should be the providers of urban services. Cities and towns should not extend utilities without annexation or commitments for annexation. Exceptions may be made in cases where human health is threatened. In areas where utilities presently extend beyond city or |



| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                        | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                 |
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| Growth Areas, the city or town and the county should jointly plan for the development, with the county adopting development regulations which are consistent with the city or town standards.  | <p>town limits, but are within Urban Growth Areas, the city, <del>or town,</del> <u>or special purpose district</u> and the county should jointly plan for the development, with the county adopting development regulations which are consistent with the city or town standards.</p> <p><i>Rationale: Recommended revision from Clark Regional Wastewater District</i></p>                                        |
| 6.0.15 Plans for providing public utility services shall be coordinated with plans for designation of urban growth areas, rural uses and for the transition of undeveloped land to urban uses. | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                |
| 6.0.16 The county, municipalities and special districts shall, to the greatest extent possible, agree upon present and future service provision within the urban area.                         | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                |
| 6.0.17 Establish a stormwater treatment plan for existing and future developments that complies with salmon recovery objectives.                                                               | <p>6.0.17 Establish a stormwater <u>treatment management</u> plan for existing and future developments that <u>supports compliance with</u> salmon recovery objectives.</p> <p><i>Rationale: Minor correction. Scriveners error.</i></p>                                                                                                                                                                            |
|                                                                                                                                                                                                | <p><u>6.0.18 The county or cities shall identify all public entities that own capital facilities and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within its capital facilities element the information required by RCW 36.70A.070(3).</u></p> <p><i>Rationale: To comply with new language in HB 1181 codified in RCW36.70A.070(3).</i></p> |
|                                                                                                                                                                                                | <p><u>6.0.19 The county, municipalities, school districts, library districts, other partner agencies, and online communication service providers should work together to provide equitable access to online communication tools and infrastructure throughout the county.</u></p> <p><i>Rationale: To address digital access disparities in the county.</i></p>                                                     |
| <b>Chapter 7 Parks, Recreation &amp; Open Space Element</b>                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>7.0 Countywide Planning Policies</b>                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                     |

| <b>Comprehensive Plan 2015-2035 as Adopted</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Proposed Amendments</b> |
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| 7.0.1 The county and each municipality shall identify open space corridors, riparian areas, important isolated open space and recreational areas within and between urban growth areas and should prepare a funding and acquisition program for this open space. Open space shall include lands useful for parks and recreation, fish and wildlife habitat, trails, public access to natural resource lands and water and protection of critical areas.                                                                                   | No changes proposed.       |
| <b>Chapter 8 Historic, Archaeological and Cultural Preservation Element</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |
| <b>8.0 Countywide Planning Policy</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |
| GOAL: The county, cities, special districts will work with tribes, and state and federal agencies to identify and protect tribal, federal, state, and local historic, archaeological and cultural lands, sites and structures, of significance within Clark County.                                                                                                                                                                                                                                                                       | No changes proposed.       |
| 8.0.1 Participate in the identification of archaeological and historic sites in Clark County to guide decision-making in resource planning, environmental review and resource management to protect historic sites for future generations– while affirming and acting in accord with tribal, state, and federal law declaring records, maps and other information relating to places such as tribal and other archaeological sites, historic archaeological resources, or traditional cultural places, are exempt from public disclosure. | No changes proposed.       |
| <b>Chapter 9 Economic Development Element</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |
| <b>9.1 Countywide Planning Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |
| 9.1.1 The county and cities will demonstrate their commitment to long-term economic growth by promoting a diverse economic base, providing opportunity for all residents, including unemployed and disadvantaged persons. Growth which helps to measurably raise the average annual wage rate of community residents and preserves the environmental quality and livability of our community, is viable growth and will improve the lifestyle of Clark County residents.                                                                  | No changes proposed.       |
| 9.1.2 The county and cities will demonstrate their commitment to the retention of those enterprises, which have created the                                                                                                                                                                                                                                                                                                                                                                                                               | No changes proposed.       |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                             | Proposed Amendments                                                                                                                                        |
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| economic base of the county and promote their continued growth in a predictable environment, which encourages investment and job growth.                                                                                                                                                            |                                                                                                                                                            |
| 9.1.3 The county and cities will encourage long-term growth of businesses of all sizes, because economic diversification and stratification are important factors in overall job growth for the county and cities.                                                                                  | No changes proposed.                                                                                                                                       |
| 9.1.4 The county and cities will promote productivity and quality among its businesses to meet world and market standards for their products and services.                                                                                                                                          | No changes proposed.                                                                                                                                       |
| 9.1.5 The county and cities will encourage higher educational levels for residents and improvements in the measurable performance of high school graduates compared with other counties in the state.                                                                                               | No changes proposed.                                                                                                                                       |
| 9.1.6 The county and cities may give priority assistance to employers who will increase the standard of living in the community.                                                                                                                                                                    | No changes proposed.                                                                                                                                       |
| 9.1.7 The county and cities will plan for long-term economic growth, which enhances the capacity of existing air shed for job-generating activities.                                                                                                                                                | No changes proposed.                                                                                                                                       |
| 9.1.8 The county and cities will provide for orderly long-term commercial and industrial growth and an adequate supply of land suitable for compatible commercial and industrial development.                                                                                                       | No changes proposed.                                                                                                                                       |
| 9.1.9 The county and cities will encourage the recruitment of new business employers to absorb the increasing labor force and to supply long-term employment opportunities for county's residents who are currently employed outside of the State.                                                  | No changes proposed.                                                                                                                                       |
| 9.1.10 The county and cities will work together to establish specific common benchmarks that will measure the region's overall economic viability. These benchmarks will be included in the county's Comprehensive Plan and are encouraged to be included in each jurisdictions comprehensive plan. | No changes proposed.                                                                                                                                       |
| 9.1.11 Conversion of industrial or employment center lands to non-industrial or non-employment center districts may occur within the following parameters:                                                                                                                                          | 9.1.11 Conversion of industrial or employment center lands to non-industrial or non-employment center districts may occur within the following parameters: |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <ul style="list-style-type: none"> <li>Protect and preserve lands zoned heavy industrial for heavy industrial uses.</li> <li>Protect employment center lands from conversion to residential.</li> <li>Consider rezoning of employment center lands to non-retail commercial or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics and (c) the proposed zone change will generate jobs at a higher density than the current comprehensive plan zone allocation.</li> </ul> | <ul style="list-style-type: none"> <li>Protect and preserve lands zoned heavy industrial for heavy industrial uses.</li> <li>Protect employment <b>center</b> lands from conversion to residential.</li> <li>Consider rezoning of employment <b>center</b> lands to non-retail commercial or business park if the proponent can show that (a) the zone change would accommodate unforeseen and rapidly changing commercial development needs and (b) the proposed designation is more suitable than the current designation given the land's site-specific characteristics and (c) the proposed zone change will generate <b>greater economic benefit</b> <b>jobs at a higher density</b> than the current comprehensive plan zone allocation.</li> </ul> <p><i>Rationale: Employment center implies a district that may not be common to all jurisdictions, removing "center" allows for a broader interpretation regardless of the specific zone or district. Proposal to make the language more flexible by changing "jobs at a higher density" to "greater economic benefit."</i></p> |
| 9.1.12 Encourage use of a multi-modal transportation system that facilitates the reduction of travel times and reduces the need for additional road construction within the region.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 9.1.13 Following consultation with interested cities, the county may, consistent with state requirements, designate Major industrial developments RCW 36.70A.365 and /or Master planned developments – Master planned locations RCW 36.70A.367 outside urban growth areas. Appropriate or required Intergovernmental Agreements consistent with the provisions of the state law shall accompany such designation                                                                                                                                                                                                                                                                                     | <p>9.1.13 Following consultation with interested cities, the county may, consistent with state requirements, designate Major industrial developments RCW 36.70A.365 <b>and /or Master planned developments – Master planned locations RCW 36.70A.367</b> outside urban growth areas. Appropriate or required Intergovernmental Agreements consistent with the provisions of the state law shall accompany such designation.</p> <p><i>Rationale: The provision in RCW 36.70A.367 has sunset.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Chapter 10 School Element</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>10.1 Countywide Planning Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 10.1.1 The county and each city shall give full consideration to the importance of school facilities and encourage development of sustainable learning environments through the adoption and implementation of county and city comprehensive land use plan policies and development regulations.                                                                                                                                                                                                                                                                                                                                                                                                     | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 10.1.2 The county and the cities shall jointly establish a school advisory body that is comprised of representatives from the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                    |
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| <p>county, cities, school districts and special purpose districts and other interest groups. The advisory body may undertake the following, but shall in no way compromise or complicate an individual district's authority to take actions on its own in its best interest:</p> <ul style="list-style-type: none"> <li>• Uniform data collection. Identify, monitor and report to the community, at least annually, on the key performance indicators related to quality schools, capital facilities plans and community development (Note: one of the points is to be able to relate schools data to other annual planning data provided by the cities and the county);</li> <li>• State and federal law issues. Develop issue papers and consensus recommendations regarding provisions of state and federal law which impact the adequacy and/or timely provision of school capital facilities.</li> <li>• Policy development and implementation. Actively participate in the development or amendment of city and county comprehensive plans and development regulations relating to or impacting schools including: <ul style="list-style-type: none"> <li>○ Location of Urban Growth Areas;</li> <li>○ Location and mix of residential land use designations;</li> <li>○ Commercial/industrial tax base within each school district;</li> <li>○ Potential location of future school sites;</li> <li>○ Potential co-location of school facilities with other public facilities (i.e. parks);</li> <li>○ Phasing of residential development;</li> <li>○ Private/public partnerships;</li> <li>○ School facility permitting processes;</li> <li>○ School impact fees; and</li> <li>○ Last resort safety net considerations.</li> </ul> </li> </ul> |                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>10.1.3 The county and each city shall include sufficient vacant land at adequate sizes in the future land use categories to meet projected demand for new schools.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>10.1.3 The county and each city shall include sufficient vacant land at adequate sizes in the future land use categories to meet projected demand for new schools <u>and appropriately designate and zone school properties for school-related uses.</u></p> <p><i>Rationale: Request from school district representative to emphasize land already zoned to allow schools.</i></p> |
| <p>10.1.4 Large residential development should confer with school districts on school impacts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>No changes proposed.</p>                                                                                                                                                                                                                                                                                                                                                            |

| <b>Comprehensive Plan 2015-2035 as Adopted</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Proposed Amendments</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 10.1.5 Work cooperatively with school districts to facilitate permitting of new facilities and modernization of older facilities through clear regulations, effective on-site and off-site improvements, team approaches and shared information regarding county processes.                                                                                                                                                                                                                              | No changes proposed.       |
| 10.1.6 Encourage jurisdictions to cooperate in planning and permitting school facilities through land use policies and regulations that minimize the financial burden associated with developing school facilities.                                                                                                                                                                                                                                                                                      | No changes proposed.       |
| <b>Chapter 11 Community Design Element</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |
| <b>11.0 Countywide Planning Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |
| 11.0.1 The community design element shall help conserve resources and minimize waste.                                                                                                                                                                                                                                                                                                                                                                                                                    | No changes proposed.       |
| 11.0.2 The county's community design standards shall be appropriate to the region, exhibiting continuity of history and culture and compatibility with the climate and encourage the development of local character and community identity.                                                                                                                                                                                                                                                              | No changes proposed.       |
| 11.0.3 The goals and policies of this element are intended to: <ul style="list-style-type: none"> <li>• clarify and define design objectives for zoning ordinances;</li> <li>• reduce review time during the design phase of proposed projects;</li> <li>• improve the visual attractiveness of the community;</li> <li>• encourage quality architecture and landscape design;</li> <li>• minimize land use conflicts; and,</li> <li>• develop clear and consistent analysis of new projects.</li> </ul> | No changes proposed.       |
| <b>Chapter 12 Annexation Element</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |
| <b>12.0 Countywide Planning Policies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |
| 12.0.1 Community Comprehensive Plans shall contain an annexation element. In collaboration with adjacent cities, towns and Clark County, each city and town shall designate areas to be annexed. Each city and town shall adopt criteria for annexation and a plan for providing urban services and facilities within the annexation area. Policies for the transition of services shall be included in each annexation element. All cities and towns shall phase annexations to                         | No changes proposed.       |



| Comprehensive Plan 2015-2035 as Adopted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| coincide with their ability to provide a full range of urban services to areas to be annexed.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 12.0.2 Developing areas within urban growth and identified annexation areas should annex or commit to annex to adjacent cities in order to receive a full range of city-provided urban services. Unincorporated areas that are already urbanized are encouraged to annex to the appropriate city or town that provides the urban services. Incorporation of new cities and towns is a legal option allowed for under Washington law. Incorporation may be appropriate if an adequate financial base is identified or annexation is impractical. | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 12.0.3 The county shall encourage and support annexations to cities and town within Urban Growth Areas if consistent with the policies contained within the annexation element.                                                                                                                                                                                                                                                                                                                                                                 | <p>12.0.3 The county shall encourage, <b>facilitate</b> and support annexations to cities and town within Urban Growth Areas if consistent with the policies contained within the annexation element.</p> <p><i>Rationale: Adds clarity to county's role.</i></p>                                                                                                                                                                                                                    |
| 12.0.4 No city or town may annex territory beyond an urban growth area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 12.0.5 An inter-jurisdictional analysis and process which assesses the fiscal and other impacts related to annexation on the county, the city or town and special purpose districts shall be developed consistent with RCW 35.13 and RCW 35A.14 and the policies contained in the annexation proposal.                                                                                                                                                                                                                                          | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>Chapter 14 Climate Element</b></p> <p><i>Rationale for addition of climate element and all the goals and policies within it: passage of HB1181 in 2023 (codified in RCW 36.70A) mandates a climate element be added into Clark County and city comprehensive plans in alignment with specific resilience, greenhouse gas reduction, environmental justice and best available science requirements and Climate Element guidance provided by the Department of Commerce.</i></p> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>14.1 Countywide Planning Policies</b></p> <p><i>Note about countywide planning policies: the following countywide planning policies were recommended by the Technical Coordinating Committee, a work group of staff from the cities, county, and Cowlitz Indian Tribe. Countywide</i></p>                                                                                                                                                                                      |

| Comprehensive Plan 2015-2035 as Adopted | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         | <p>planning policies ultimately need approval of all the city councils in Clark County and county council. The following countywide planning policies align with HB1181 requirements and support coordination between jurisdictions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                         | <p><u>14.1.1 The county and the cities of Battle Ground, Camas, Ridgefield, Vancouver, and Washougal shall cooperate to reduce greenhouse gas emissions, reduce vehicle miles traveled per capita, and improve environmental justice through development of a greenhouse gas emissions reduction subelement in each local government's respective comprehensive plan, and its related development regulations that identify the actions the jurisdiction will take during the planning cycle that will:</u></p> <ul style="list-style-type: none"> <li><u>• Result in reductions in overall greenhouse gas emissions generated by transportation and land use within the jurisdiction but without increasing greenhouse gas emissions elsewhere in the state or region;</u></li> <li><u>• Result in reductions in per capita vehicle miles traveled within the jurisdiction but without increasing greenhouse gas emissions elsewhere in the state or region; and</u></li> <li><u>• Prioritize reductions that benefit overburdened communities in order to maximize the cobenefits of reduced air pollution and environmental justice.</u></li> </ul> <p><u>Greenhouse gas reduction subelements shall be consistent with Chapter 36.70A, Department of Commerce guidelines, and supported by scientifically credible projections and scenarios. [GHG]</u></p> |
|                                         | <p><u>14.1.2 Greenhouse gas reduction subelements shall be developed with an overall target of reaching net-zero greenhouse gas emissions by 2050 in alignment with the statewide greenhouse gas emissions reductions set forth in RCW 70A.45.020(1) and in accordance with all applicable laws. Individual jurisdictions may choose to set greenhouse gas reduction targets more ambitious than the statewide goals. Jurisdictions shall use a consistent methodology for measuring greenhouse gas emissions reduction progress over time using each jurisdiction's individual 2022 (or 2023 inventory</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Comprehensive Plan 2015-2035 as Adopted | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         | <p>for the City of Vancouver) greenhouse gas emissions inventory for baseline greenhouse gas emissions values and establishment of the scientifically credible inventory protocol to use moving forward to track progress. [GHG]</p>                                                                                                                                                                                                                                                                                                        |
|                                         | <p>14.1.3 Each jurisdiction with a greenhouse gas reduction subelement shall collaborate to develop vehicle miles traveled per capita reduction targets and methodology for monitoring vehicle miles traveled per capita over time in collaboration with the Regional Transportation Council. Each jurisdiction's greenhouse gas reduction subelement shall include vehicle miles traveled per capita reduction goal(s) and policies in alignment with regional vehicle miles traveled per capita reduction planning initiatives. [GHG]</p> |
|                                         | <p>14.1.4 Each jurisdiction with a greenhouse gas reduction subelement should set 5-year incremental greenhouse gas reduction and vehicle miles traveled per capita reduction objectives or targets. [GHG]</p>                                                                                                                                                                                                                                                                                                                              |
|                                         | <p>14.1.5 Each jurisdiction with a greenhouse gas reduction subelement will provide progress reports to the Department of Commerce every five years according to the Department of Commerce progress report guidelines adopted under RCW 36.70A.130. [GHG]</p>                                                                                                                                                                                                                                                                              |
|                                         | <p>14.1.6 Each jurisdiction with a greenhouse gas reduction subelement should coordinate with the Southwest Clean Air Agency (SWCAA) on reducing air pollution. [GHG]</p>                                                                                                                                                                                                                                                                                                                                                                   |
|                                         | <p>14.1.7 The county and each municipality shall cooperate to equitably enhance resiliency to, and avoid or substantially reduce the adverse impacts of, climate change in human communities and ecological systems through goals, policies, and programs consistent with the best available science and scientifically credible climate projections and impact scenarios that moderate</p>                                                                                                                                                 |

| Comprehensive Plan 2015-2035 as Adopted | Proposed Amendments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         | <p>or avoid harm, enhance the resiliency of natural and human systems, and enhance beneficial opportunities through development of a resiliency subelement in each local government's respective comprehensive plan, consistent with Chapter 36.70A. Specific goals, policies, and programs of the resiliency subelement must include, but are not limited to, those designed to:</p> <ul style="list-style-type: none"> <li>• Identify, protect, and enhance natural areas and green infrastructure to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration;</li> <li>• Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice; and</li> <li>• Address natural hazards created or aggravated by climate change, including landslides, flooding, drought, heat, smoke, wildfire, and other effects of changes to temperature and precipitation patterns.</li> </ul> <p>Each jurisdiction's resiliency subelement must prioritize actions that benefit overburdened communities that will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change. [RES]</p> |
|                                         | <p><u>14.1.8</u> The county and municipalities shall improve environmental justice in each jurisdiction's climate element consistent with the environmental justice definition and policy requirements in Chapter 36.70A, including meaningful involvement with overburdened communities to identify policies that will benefit them. [GHG, RES]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                         | <p><u>14.1.9</u> The county and municipalities shall work together in the development of each jurisdiction's climate element and implementation of climate elements. [GHG, RES]</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Comprehensive Plan 2015-2035 as Adopted | Proposed Amendments                                                                                                                                                                                   |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         |                                                                                                                                                                                                       |
|                                         | <p>14.1.10 The county and municipalities shall consult with the Cowlitz Indian Tribe in the development of each jurisdiction's climate element and implementation of climate elements. [GHG, RES]</p> |

DRAFT

# 2025-2045 Comprehensive Plan Update

## Public Participation Plan: GMA

City of Washougal 2025 Comprehensive Plan Update

### Introduction

The City of Washougal, incorporated in 1909, is a rapidly growing community located in southeast Clark County, Washington approximately 5 miles east of Vancouver, Washington. Over the next 20 years, the City of Washougal expects to grow to a population of approximately 25,000 persons. In order to plan for future growth and comply with Washington State's Growth Management Act (GMA), the City of Washougal is updating their comprehensive plan and capital facilities plans over the next 18 months. The City of Washougal will adopt new regulations that will plan for future growth and ensure there are adequate resources available for the community.

The Washington State Growth Management Act (GMA) was adopted to address ways to accommodate growth, and requires cities and counties to develop comprehensive plans and development regulations for their communities. Within the GMA there are requirements for cities and counties to ensure that their plans are adequate to accommodate future growth, protect critical environmental areas, and conserve natural resource lands, such as farms and forests. The GMA requires communities to review and, if necessary, revise their plans and regulations every ten years to ensure they remain up-to-date and in compliance with changing GMA policies.

The Washougal Comprehensive Plan was last updated in 2016, with a planning horizon through 2035. This last update was limited to a minor statistical update with no changes to the urban growth boundary. The current plan update will have a planning horizon of 2045 and will include updates to capital facilities plans. These capital facilities plans encompass stormwater, water and sewer facilities, transportation facilities, parks and recreation facilities, and city owned buildings. The plan will also assess and analyze land-use and development regulations, with a specific focus on middle housing development. The plan will also integrate recent state mandates in the GMA including housing, critical areas, and the recently released guidance on climate change.

To ensure the comprehensive plan update reflects the needs of the community, a community engagement effort will launch early in the process with ongoing updates to the community as new City policies and possible regulatory changes are considered.



## Purpose

Washington State legislation requires cities and counties to execute a public participation program as part of the comprehensive planning update process. This Public Participation Plan (PPP) will outline the process for ensuring community participation is central to the comprehensive plan update for the City of Washougal.

The City of Washougal's comprehensive planning process will begin July 2024 and will conclude by the end of 2025 with the adoption of an updated comprehensive plan and associated capital facilities plans and development regulations. The PPP will outline the key milestones of the comprehensive planning process and identify the points for which the public can provide input and feedback as new plans and regulations are developed, reviewed and adopted.

The City of Washougal has received Washington State grant funds for the purpose of developing plans specific to middling housing and climate. Public participation plans (PPP) will be developed specifically to identify the goals, objectives and process for informing and engaging the public around the development of plans and regulations specific to Middle Housing and Climate and satisfy House Bills 1181 and 1110. The Middle Housing PPP and the Climate PPP will supplement this overall GMA PPP and will reference areas of the GMA PPP as the methods and strategies overlap and integrate within the overall GMA public participation process.

The GMA PPP, Middle Housing PPP and Climate PPP will be reviewed and adopted by the City Council in June of 2024. Periodic updates to the plan will occur quarterly as more detailed information is developed.

## Public Participation Goals and Objectives

The primary goal for the GMA public participation process is to provide information to the public and to seek the community's input for the 2025 - 2045 Comprehensive Plan Update. The public participation process for the 2025 – 2045 Comprehensive Plan Update aims to meet the following objectives:

- Communicate to the community with timely, engaging, easy to understand, and accurate information.
- Educate the public as to the Growth Management Act, planning process and data relevant to the Washougal Comprehensive plan update.
- Involve the community in the identification, refinement and prioritization of policy updates needed to guide growth and development in Washougal over the next 20 years.
- Ensure community members have an opportunity to provide input on decisions related to the Comprehensive Plan update and understand how their feedback is incorporated into plans and development of regulations.
- Reach a broad and diverse range of the community members and ensure communications strategies are designed to engage historically underrepresented community members.

## Key Messages

- The City of Washougal is launching a community-wide effort to update the Washougal Comprehensive Plan.
- A comprehensive plan is a roadmap that guides future development and growth within a city or community. It outlines long-term goals, policies and strategies to address various aspects of community life including land use, transportation, housing, economic development and environmental protection.
- Washington state law requires that cities plan for growth and update their comprehensive plan every 10 years. New regulations require that cities include plans specific to housing and climate elements in their Comprehensive Plan update.
- The City of Washougal will also be updating their Capital Facilities Plans which includes physical infrastructure like roads, utilities, parks and public buildings.
- The City of Washougal wants to hear from the community – there will be many opportunities throughout the planning process for community members to provide input to the comprehensive planning process.

## City of Washougal Community Demographics

The following demographic information is derived primarily from the U.S. Census American Community Survey 5-Year Data 2018-2022 Data Profile as well as the 2020 Decennial Census.

### Race and Ethnicity<sup>1</sup>

82.4% of Washougal residents identify as White. The remainder of residents identify as Black or African American (1.2%), American Indian or Alaska Native (0.9%), Asian (2.3%), Native Hawaiian or Pacific Islander (0.3%), Some Other Race (2.9%). 10% of Washougal residents identify with two or more races. 7.6% of Washougal residents identify as Hispanic or Latino<sup>2</sup>.

### Languages Spoken at Home<sup>3</sup>

93.2% of Washougal residents speak only English at home. Other languages spoken at home include Spanish (4.1%), Other Indo-European languages (1.5%), and Asian and Pacific Island

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<sup>1</sup> U.S. Census Bureau. "RACE." *Decennial Census, DEC Demographic and Housing Characteristics, Table P8*, 2020, <https://data.census.gov/table/DECENNIALDHC2020.P8?g=160XX00US5376405>. Accessed on May 28, 2024.

<sup>2</sup> U.S. Census Bureau. "ACS Demographic and Housing Estimates." *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05*, 2022, <https://data.census.gov/table/ACSDP5Y2022.DP05?g=160XX00US5376405>. Accessed on May 28, 2024.

<sup>3</sup> U.S. Census Bureau. "Language Spoken at Home." *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1601*, 2022, <https://data.census.gov/table/ACSST5Y2022.S1601?g=160XX00US5376405>. Accessed on May 28, 2024.

languages (1.2%).

#### **Income<sup>4</sup>**

The median household income in Washougal is \$97,295 which is higher than the state median household income (\$91,306).

#### **Age<sup>5</sup>**

| Age      | Washougal |
|----------|-----------|
| Under 19 | 25.4%     |
| 20-34    | 19.3%     |
| 35-54    | 28%       |
| 55-64    | 11.4%     |
| 65-74    | 10.2%     |
| 75+      | 5.7%      |

#### **People with Disabilities<sup>6</sup>**

11.7% of Washougal residents live with a disability. The highest percentages of those with disabilities have a cognitive (6.8%), independent living (5.6%) or ambulatory (4.8%) disability.

#### **Housing<sup>7</sup>**

76.4% of Washougal residents live in single family detached homes. 14.9% of Washougal

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<sup>4</sup> U.S. Census Bureau. "Income in the Past 12 Months (in 2022 Inflation-Adjusted Dollars)." *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901, 2022*, <https://data.census.gov/table/ACSST5Y2022.S1901?g=160XX00US5376405>. Accessed on May 28, 2024.

<sup>5</sup> U.S. Census Bureau. "Age and Sex." *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2022*, <https://data.census.gov/table/ACSST5Y2022.S0101?g=160XX00US5376405>. Accessed on May 30, 2024.

<sup>6</sup> U.S. Census Bureau. "Disability Characteristics." *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1810, 2022*, <https://data.census.gov/table/ACSST5Y2022.S1810?g=160XX00US5376405>. Accessed on May 30, 2024.

<sup>7</sup> U.S. Census Bureau. "Selected Housing Characteristics." *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2022*, <https://data.census.gov/table/ACSDP5Y2022.DP04?g=160XX00US5376405>. Accessed on May 30, 2024.

residents live in middle housing (1-4 attached units), 4.9% occupy multi-family homes (5 or more attached units) and about 3.8% live in a mobile home.

75% of Washougal residents are homeowners and 25% are renters. Median gross rent in Washougal is \$1,397

## Community Members and Interested Groups

Engaging with our community members and interested groups will aid in ensuring the Washougal community understands the GMA process, and when and how to provide meaningful input. We will launch a Community Ambassador program that activates key members of the Washougal community as community liaisons. These ambassadors will understand why we are updating the comprehensive plan, what is required to be updated, when community members can provide feedback and how their feedback will integrate into the update process.

| Interest Area/Organization Type                       | Organization Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Elected and Appointed Officials                       | <ul style="list-style-type: none"> <li>• City Council</li> <li>• Planning Commission</li> <li>• Parks and Cemetery Board</li> <li>• Art Commission</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Businesses and Employers                              | <ul style="list-style-type: none"> <li>• Camas-Washougal Rotary</li> <li>• Columbia River Economic Development Council (CREDC)</li> <li>• Camas Washougal Chamber of Commerce</li> <li>• Workforce Southwest Washington</li> </ul>                                                                                                                                                                                                                                                                                                                                                                          |
| Community Based Organizations & Service Organizations | <ul style="list-style-type: none"> <li>• Akin (formerly Children's Home Society)</li> <li>• Camas-Washougal Community Chest</li> <li>• East County Citizen's Alliance (ECCA)</li> <li>• Inter-Faith Treasure House</li> <li>• Goodwill</li> <li>• ReFuel Washougal</li> <li>• Unite! Washougal Community Coalition</li> <li>• Impact Camas-Washougal</li> <li>• Washougal Arts and Culture Alliance</li> <li>• Meals on Wheels</li> <li>• Washougal Lions Club</li> <li>• Soroptimist International of Camas-Washougal</li> <li>• Council for the Homeless</li> <li>• Two Rivers Heritage Museum</li> </ul> |
| Environmental Advocacy                                | <ul style="list-style-type: none"> <li>• Sierra Club (Local group - Loowit)</li> <li>• East County Citizens Alliance</li> <li>• Columbia Land Trust</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Interest Area/Organization Type | Organization Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 | <ul style="list-style-type: none"> <li>• Lower Columbia Estuary Partnership</li> <li>• Friends of the Columbia Gorge</li> <li>• Columbia Gorge Refuge Stewards</li> <li>• Audubon Society (Local chapter)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Schools & Youth                 | <ul style="list-style-type: none"> <li>• Washougal School District <ul style="list-style-type: none"> <li>◦ Washougal High School</li> <li>◦ Cape Horn-Skye Elementary</li> <li>◦ Columbia River Gorge Elementary</li> <li>◦ Gause Elementary</li> <li>◦ Hathaway Elementary</li> <li>◦ Canyon Creek Middle School</li> <li>◦ Jemtegaard Middle School</li> </ul> </li> <li>• Washougal School District Family Community Resource Center</li> <li>• Washougal School District Community Education Preschool</li> <li>• The Panther Foundation</li> <li>• East County Little League</li> <li>• Boys &amp; Girls Club of Southwest Washington</li> </ul> |
| Developers/Property Owners      | <ul style="list-style-type: none"> <li>• Port of Camas-Washougal</li> <li>• Vancouver Housing Authority</li> <li>• Evergreen Habitat for Humanity</li> <li>• Homeowners Associations</li> <li>• Building Industry Association of Clark County</li> <li>• Clark County Association of Realtors</li> <li>• Property Owners</li> </ul>                                                                                                                                                                                                                                                                                                                    |
| Transportation                  | <ul style="list-style-type: none"> <li>• C-TRAN</li> <li>• SW WA Regional Transportation Commission</li> <li>• Burlington Northern Santa Fe Railroad</li> <li>• Bike Clark County</li> <li>• WSDOT</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Regulatory Agencies             | <ul style="list-style-type: none"> <li>• Washington State Department of Health</li> <li>• Washington State Department of Commerce</li> <li>• Washington State Department of Ecology</li> <li>• Washington State Department of Fish &amp; Wildlife</li> <li>• Washington Department of Natural Resources</li> <li>• Clark County</li> <li>• Southwest Clean Air Agency</li> </ul>                                                                                                                                                                                                                                                                       |
| Faith-Based Organizations       | <ul style="list-style-type: none"> <li>• Bethel Community Church</li> <li>• First Christian Church</li> <li>• Gateway Community Church</li> <li>• LDS Church</li> <li>• New Horizon Church</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Interest Area/Organization Type   | Organization Name                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | <ul style="list-style-type: none"> <li>• Riverside Seventh Day Adventist Church</li> <li>• Salmon Falls Chapel</li> <li>• St Anne's Episcopal Church</li> <li>• St Matthew Lutheran Church</li> <li>• The Salvation Army</li> <li>• Washougal Church of Christ</li> <li>• Warehouse Christian Church</li> <li>• Washougal United Methodist Church</li> </ul> |
| Utilities and Contracted Services | <ul style="list-style-type: none"> <li>• Clark Public Utilities District</li> <li>• NW Natural</li> <li>• Waste Connections</li> <li>• Comcast</li> <li>• Zply Fiber</li> </ul>                                                                                                                                                                              |

## Communications Methods

The Washougal community responded to a community-wide survey in May 2024. Utilizing the insight collected from this survey regarding community member's preferred communication methods, the engagement strategy will employ multiple communication methods to reach broad members of our community.

### Project Branding

Development of a comprehensive plan update brand for the city aims to create an inviting and authentic identity that captures the community's attention and encourages active engagement. The goal is to design a brand that reflects both the city's current character and its future vision. This project brand will signal to Washougal residents an opportunity to envision the future of Washougal while fostering engagement and emphasizing a commitment to staying rooted in the community. The package will include a project logo, name, and typography as an easy way to identify the project's communication while ensuring it is accessible and flexible. This project brand will be complementary to the current Washougal branding and is only intended to be utilized for the 2025 – 2045 Comprehensive Plan Update.

### Print Materials

Printed materials such as mailers, factsheets, flyers and postcards will be used to share project information, timelines, and announcements about engagement activities and public events related to the comprehensive planning process. The materials will utilize the project brand, and will be written in plain language to be easy to digest and understand. Initial materials will include a 2025 - 2045 Comprehensive Plan Update flyer that describes the process, timeline and ways to connect with project staff, and provide comments or questions. Topic specific materials may be created to further explore middle housing, climate, or other technical aspects.

Printed materials will be distributed through in-person engagement activities or postal mail channels. They can also be linked as digital copies on the project website or social media sites.



## **Digital Materials**

Digital materials encompass information shared via digital channels, such as the project website, social media posts, online open houses and informational videos. Digital materials will be used in addition to print materials to ensure we are reaching the broadest possible range of the community. A project webpage will be created to host information specific to the 2025 Comprehensive Plan Update, and will be linked within the City's existing website, <https://www.cityofwashougal.us/>. The existing City social media channels include Facebook, X, Instagram, and YouTube.

Digital materials will be linked in email distributions, on the City's social media accounts, or through the website and can be made accessible through screen readers and translated via online translation services. Digital content may also include paid advertising boosts that are targeted to specific online communities or groups.

A key component of the digital outreach includes video creation to explain the purpose of a Comprehensive Plan, why it matters to the Washougal community and how to get involved. There will be a longer-form video (no more than 4 minutes) produced as well as short-form videos to be utilized throughout the planning process on social media channels and the project website.

## **Media**

The City will utilize media releases and outreach to announce the project milestones and to advertise key opportunities for public participation. Communication channels may include The Columbian, Camas-Washougal Post Record, City newsletters, City utility bills, and other local publications.

## **Comment Forms**

The public will be able to submit comments and questions specific to the 2025 – 2045 Comprehensive Plan Update via an online comment form on the 2025 – 2045 Comprehensive Plan Update webpage. Comments will also be accepted via written formats such as emails, or hand-written letters. Printed comment forms will be available at engagement events.

Comments and summaries of engagement events will be tracked in a communication database and summarized as part of the community engagement summary and distributed to decision makers at key milestones in the process.

## **Email Communication**

Email distribution lists maintained by the city in addition to a contact list developed as part the engagement program for the 2025 – 2045 Comprehensive Plan update will be used to distribute periodic emails with project updates, or to announce upcoming engagement opportunities.

## **Language translation**

Printed materials will be available in translated languages upon request. Translators and ASL interpreters will be available upon request at in person meetings or events. Information for how to request translated materials or an interpreter will be included on printed mailers and flyers.

## **Public noticing requirements**

Public noticing requirements for all engagement activities associated with the Comprehensive Plan Update will conform to existing public noticing requirements for the City of Washougal.

# Engagement Strategies

The following table describes the public engagement strategies that will be implemented throughout Washougal's Comprehensive Plan update process. The table includes identification of the intended audience, and the level of involvement the activities will achieve, using the International Association's Public Participation (IAP2) engagement spectrum.

The IAP2 Spectrum is an internationally recognized model developed to help clarify the role of the public in planning and decision making, and how much influence the community has over planning or decision-making processes. The model identifies five levels of community engagement, ordered as follows by increasing impact on decision-making: (1) inform; (2) consult; (3) involve; (4) collaborate; and (5) empower. The GMA PPP will rely primarily on informing and consulting with the public.

| Strategy                | IAP2 Level      | Description                                                                                                                                                                                                                                                                                                                              |
|-------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Open House              | Inform/Consult  | <ul style="list-style-type: none"> <li>Comprehensive Planning kick-off with the community <ul style="list-style-type: none"> <li>Visioning for the next 20 years</li> <li>What is a Comp plan update?</li> <li>How can you be involved</li> </ul> </li> <li>Open House - Share analysis, draft policies and plan developments</li> </ul> |
| Charrettes or Workshops | Consult/Involve | <ul style="list-style-type: none"> <li>Youth focused design charrette coordinated with local schools and youth organizations. Topics could include: <ul style="list-style-type: none"> <li>Climate Change and Resiliency</li> <li>Envisioning the future of Washougal</li> <li>Parks and Recreation planning</li> </ul> </li> </ul>      |
| Public Meetings         | Consult         | <ul style="list-style-type: none"> <li>Public hearings</li> <li>Adoption of 2025 Comprehensive Plan Update and policies</li> </ul>                                                                                                                                                                                                       |
| Information booth       | Inform/Consult  | <ul style="list-style-type: none"> <li>Community Events (to be determined) <ul style="list-style-type: none"> <li>Fall Pumpkin Harvest Festival</li> <li>Hello Spring</li> <li>National Night Out</li> </ul> </li> <li>Pop Up table at Safeway</li> </ul>                                                                                |
| Online Survey           | Consult         | <ul style="list-style-type: none"> <li>Visioning survey</li> <li>Housing focused survey</li> </ul>                                                                                                                                                                                                                                       |
| Canvassing              | Inform          | <ul style="list-style-type: none"> <li>Target specific neighborhoods and businesses to inform about engagement opportunities/surveys</li> </ul>                                                                                                                                                                                          |

| Strategy                                       | IAP2 Level       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Advisory Committee                             | Consult          | <ul style="list-style-type: none"> <li>Comprehensive Plan Update Advisory Group <ul style="list-style-type: none"> <li>Mix of City/Agency staff, community members, elected officials, and industry specific experts</li> </ul> </li> <li>Meet up to five times during process</li> </ul>                                                                                                                                                                  |
| Community Ambassador Group                     | Inform / Consult | <ul style="list-style-type: none"> <li>Community leaders</li> <li>Meet up to four times during process</li> <li>Host community events including house parties / information sessions</li> </ul>                                                                                                                                                                                                                                                            |
| Outreach through Community-based organizations | Consult          | <p>Utilize existing relationships and partnerships within the community to share project information and gather feedback from specific groups and communities.</p> <ul style="list-style-type: none"> <li>Provide a project update at organization member events</li> <li>Staff a table or booth and organization community events</li> <li>Partner with an organization to share out engagement opportunities to their membership or contacts.</li> </ul> |
| Community Interviews                           | Consult/Involve  | <ul style="list-style-type: none"> <li>Issue-specific focus groups or interviews with industry and technical experts, topics or issues could include: <ul style="list-style-type: none"> <li>Climate</li> <li>Housing</li> <li>Youth</li> </ul> </li> </ul>                                                                                                                                                                                                |

## Engagement Schedule

The following phased engagement schedule will be refined as the technical schedule is finalized. It will be critical to link the engagement efforts and specific questions posed to the community and ensure they align and integrate into the overall planning effort. The following chart reflects a phased engagement approach.

| Phase 1:<br><i>Foundational Analysis</i><br>(Timeframe)                                                                         | Phase 2:<br><i>Draft Policies / Plans</i><br>(Timeframe)                                                                               | Phase 3:<br><i>Review and Final Adoption</i><br>(Timeframe)                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Objectives                                                                                                                      |                                                                                                                                        |                                                                                                                                     |
| <ul style="list-style-type: none"> <li>Build early project awareness</li> <li>Gather ideas, priorities, and concerns</li> </ul> | <ul style="list-style-type: none"> <li>Share analysis findings</li> <li>Seek input on proposed goals, policies, regulations</li> </ul> | <ul style="list-style-type: none"> <li>Review draft plans and policies</li> <li>Continue building planning understanding</li> </ul> |

| <b>Phase 1:</b><br><b>Foundational Analysis</b><br><i>(Timeframe)</i>                                                                                                                                                                                                                               | <b>Phase 2:</b><br><b>Draft Policies / Plans</b><br><i>(Timeframe)</i>                                                                                                                                                                   | <b>Phase 3:</b><br><b>Review and Final Adoption</b><br><i>(Timeframe)</i>                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Gain baseline context</li> </ul>                                                                                                                                                                                                                             | and plan strategies <ul style="list-style-type: none"> <li>Regularly inform community about updates on development of plan/policies and timeline for decisions</li> </ul>                                                                | and buy-in                                                                                                                                                      |
| <b>Outcomes</b>                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                          |                                                                                                                                                                 |
| <ul style="list-style-type: none"> <li>Community informed baseline data set</li> <li>Board public awareness and understanding of project goals and timeline</li> <li>Community established goals and vision for 2025 Comprehensive Plan update</li> <li>Initial policy ideas</li> </ul>             | <ul style="list-style-type: none"> <li>Community informed analyses</li> <li>Community supported goals/policies</li> <li>Regular communication regarding engagement opportunities, meeting schedules, and project timelines</li> </ul>    | <ul style="list-style-type: none"> <li>Adopt 2025 Comprehensive Plan Update and associated public facilities plans, climate, and Middle Housing plan</li> </ul> |
| <b>Strategies</b>                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                          |                                                                                                                                                                 |
| <ul style="list-style-type: none"> <li>Open house and workshops</li> <li>Outreach to CBOs</li> <li>Survey</li> <li>Booths/tabling at community events</li> <li>Community interviews/focus groups</li> <li>Community Ambassadors</li> <li>Advisory Committee meetings</li> <li>Charrettes</li> </ul> | <ul style="list-style-type: none"> <li>Advisory Committee</li> <li>Community Ambassadors</li> <li>Public meetings</li> <li>Open House or workshops</li> <li>Mailer</li> <li>Interviews/focus groups</li> <li>Outreach to CBOs</li> </ul> | <ul style="list-style-type: none"> <li>Public meetings</li> <li>Advisory Committee</li> </ul>                                                                   |
| <i>Targeted communications methods such as the website, social media, emails, and mailers will be utilized throughout the process to ensure the community is informed about engagement opportunities and project milestones.</i>                                                                    |                                                                                                                                                                                                                                          |                                                                                                                                                                 |

# Public Engagement Plan: Middle Housing

City of Washougal 2025-2045 Comprehensive Plan Update

*Note: The Public Engagement Plan for Middle Housing is a supplemental engagement plan to the GMA Comprehensive Plan Update Public Participation Plan.*

## Introduction

Under the Growth Management Act (GMA), the Housing Element (RCW 36.70A.070(2) and WAC 365-196-410) outlines comprehensive planning requirements for local jurisdictions. This element mandates that cities and counties plan for a range of housing types and densities to accommodate projected growth and to ensure the availability of affordable housing.

In 2021, the state legislature passed and signed into law **HB 1220**, which amended the GMA and mandated that local governments "plan for and accommodate" housing affordable to all income levels. The bill emphasizes the need for inclusive planning that ensures housing availability for a diverse range of income groups, and that addresses policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.

To implement HB 1220, the Department of Commerce provided detailed projections of housing needs, including units for moderate, low, very low, and extremely low-income households, and emergency housing, emergency shelters, and permanent supportive housing.

In the 2023-24 legislative session, **HB 1110**, also known as the "middle housing" bill, was adopted to further the development of middle housing across Washington State. This legislation requires certain Washington cities to adopt regulations that allow for the development of middle housing types in residential areas. Middle housing is a term for buildings that are compatible in scale, form and character with detached single-family homes. Examples include: duplexes, triplexes, fourplexes, fiveplexes, sixplexes, courtyard apartments, cottage housing, and townhomes. These buildings are typically "house-scale" – as they are similar in bulk and form as single-family detached houses.

HB 1110 directs the Department of Commerce to offer technical assistance, including the development of model ordinances, to aid local jurisdictions in the implementation process. These model ordinances encompass the requirements of HB 1110 and include common development standards designed to support middle housing development. Local jurisdictions, such as Washougal, have the flexibility to adopt optional standards that are not explicitly specified in HB 1110 to suit local preferences and conditions.

## Purpose

The **Middle Housing Public Engagement Plan (PEP)** presents the public engagement goals, objectives and strategies for development of middle housing development regulations as part of the City of Washougal's broader comprehensive plan update process. This plan also meets requirements for the City of Washougal's Department of Commerce Middle Housing grant.

## Goals and Objectives

The primary goal of the Middle Housing sub-plan is to gather feedback and build public support for middle housing development regulations. The middle housing public engagement plan aims to meet the following objectives:

- Educate the public on middle housing, ensuring that Washougal community members understand the benefits of middle housing development, including how it can address housing needs and promote sustainable growth.
- Gather community and partner perspectives to inform the development of middle housing regulations in the City of Washougal.

## Community Members and Interested Groups

The GMA Public Participation Plan (GMA PPP) outlines a comprehensive list of Washougal community members and interest groups. The following Organization types referenced in the GMA PPP are relevant to the development of Middle Housing regulations:

- Elected and Appointed Officials
- Neighborhoods & Housing Communities
- Community-Based Organizations
- Developers/Property Owners
- Transportation
- Environmental Advocacy
- Utilities & Contracted Services
- Schools

## Communication Methods

To ensure the public understands housing and middle housing topics and have ample opportunities and methods for providing feedback, we anticipate the following communication methods:

| Method                 | Description                                                                                                                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Print Materials</b> | <ul style="list-style-type: none"><li>• Introduction to Middle Housing factsheet</li><li>• Flyers to market housing-focused public events</li><li>• Boards/interactive activity for tabling/booths specific to Middle Housing</li></ul> |



| Method                                         | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Digital Materials</b>                       | <ul style="list-style-type: none"> <li>• Middle Housing focused webpage content (factsheet info, FAQs)</li> <li>• Story Maps</li> <li>• 2-3 minute informational video explaining housing and land-use planning under GMA</li> <li>• Graphics and infographics demonstrating: <ul style="list-style-type: none"> <li>○ What is middle housing?</li> <li>○ Why are we planning for middle housing?</li> <li>○ How much growth are we planning for?</li> </ul> </li> </ul> |
| <b>Comment Form &amp; Email Correspondence</b> | <ul style="list-style-type: none"> <li>• See GMA PPP</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Language Translations</b>                   | <ul style="list-style-type: none"> <li>• TBD</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Public Noticing Requirements</b>            | <ul style="list-style-type: none"> <li>• See GMA PPP</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Messaging</b>                               | <ul style="list-style-type: none"> <li>• List of key housing-related messages / FAQ</li> </ul>                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Media</b>                                   | <ul style="list-style-type: none"> <li>• See GMA PPP</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                          |

## Engagement Strategies

The following engagement strategies will be undertaken to reach identified audiences and solicit feedback on housing policies and plan development.

| Strategy                                   | Description                                                                                                                                                            |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Open House, Workshops and Charettes</b> | <ul style="list-style-type: none"> <li>• Middle Housing focused section of broader GMA open house/workshop</li> </ul>                                                  |
| <b>Public Meetings</b>                     | <ul style="list-style-type: none"> <li>• Presentations to City Council and Planning Commission, as needed throughout GMA update</li> </ul>                             |
| <b>Information booth</b>                   | <ul style="list-style-type: none"> <li>• Middle housing focused boards / interactive activity</li> </ul>                                                               |
| <b>Online Survey</b>                       | <ul style="list-style-type: none"> <li>• Housing related questions in online survey or housing specific survey</li> </ul>                                              |
| <b>Community Interviews</b>                | <ul style="list-style-type: none"> <li>• Middle housing focused questions included in community interviews</li> <li>• Housing group/audience representation</li> </ul> |

| Strategy                                              | Description                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Technical Advisory Committee</b>                   | <ul style="list-style-type: none"> <li>• Technical Advisory Committee on Middle Housing</li> <li>• Housing group/audience representation</li> </ul>                                                                                                                                              |
| <b>Outreach through Community-based organizations</b> | <ul style="list-style-type: none"> <li>• Community briefings and presentations to housing related organizations or groups.</li> <li>• Gather feedback from housing related groups/organizations through direct outreach such as interviews, focus groups and surveys or their members</li> </ul> |
| <b>Community Ambassador Group</b>                     | <ul style="list-style-type: none"> <li>• Community leaders</li> <li>• Meet up to four times during process</li> <li>• Host community events including house parties / information sessions</li> </ul>                                                                                            |

## Engagement Schedule

Middle Housing focused engagement will take place throughout the Comprehensive planning process and will align with the engagement schedule outlined in the GMA Public Participation Plan.

| <b>Phase 1:</b><br><i>Analysis &amp; Community Visioning</i>                                                                                                                                                                                                                                                                                                                                          | <b>Phase 2:</b><br><i>Draft Policies &amp; Housing Regulations</i> | <b>Phase 3:</b><br><i>Review &amp; Finalize Middle Housing policies and regulations</i> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| Strategies                                                                                                                                                                                                                                                                                                                                                                                            |                                                                    |                                                                                         |
| <ul style="list-style-type: none"> <li>• Middle Housing factsheets</li> <li>• Middle Housing webpage</li> <li>• Survey - focused on housing needs</li> <li>• Focus Groups/Interviews</li> <li>• TAC meetings</li> <li>• Middle Housing display/info section at Comprehensive Plan Kick-off open house</li> <li>• Middle Housing materials shared at booths/tabling events in the community</li> </ul> | To be determined                                                   | To be determined                                                                        |

# Public Participation Plan: Climate Element

City of Washougal 2025 - 2045 Comprehensive Plan Update

*Note: The Public Participation Plan for the Climate Element is a supplemental public participation plan to the GMA Comprehensive Plan Update Public Participation Plan.*

## Introduction

In 2023, the WA State legislature passed and signed into law **HB 1181**, which adds a required climate goal to the Growth Management Act (GMA) and requires local comprehensive plans to have a climate element with resilience and greenhouse gas emissions mitigation sub-elements:

- The **resilience sub-element** must include goals and policies to improve climate preparedness, response and recovery efforts. This is mandatory for all counties and cities fully planning under the GMA and encouraged for others.
- The **greenhouse gas (GHG) emissions sub-element** must include goals and policies to reduce emissions and vehicle miles traveled. This sub-element is mandatory for the state's 11 largest counties and the cities within those counties.
- Climate elements must maximize economic, environmental, and social **co-benefits** and prioritize **environmental justice** in order to avoid worsening environmental health disparities.

The WA Department of Commerce issued intermediate guidance for development of the Climate element. This guidance includes recommendations regarding public participation, including the following:

- County and city staff should establish a **work plan** at the outset of the project that outlines the entire periodic update process — including any new elements, such as climate. The work plan should also include a public participation plan that should be adjusted throughout the project.
- Your planning process should include a strategy to **engage a diversity of community members** in equitable and meaningful ways. [County and city staff] should work with community partner organizations to the fullest extent possible to anticipate barriers to public engagement and to make engagement more accessible.
- It is also important to **coordinate climate engagement efforts** with any broader engagement strategy that is required as part of your comprehensive plan update process.

## Purpose of the Public Participation Plan

This **Climate Public Participation Plan (Climate PPP)** presents the public participation goals, objectives and strategies for development of the City of Washougal's Climate Element, as part of the broader 2025 Comprehensive Plan Update process. This plan also meets requirements for the City of Washougal's Department of Commerce Climate Planning Grant.

## Goal and Objectives

The primary goal of the Public Participation Climate Element sub-plan is to gather feedback to inform the Climate Element, including foundational analysis, and new policies and plans as part of the 2025 – 2045 Comprehensive Plan Update. The Climate PPP aims to meet the following objectives:

- Gather community and partner perspectives to inform the development of the Climate Element of the 2025 – 2045 Comprehensive Plan Update.
- Enhance community awareness and understanding of climate issues and the Climate Element of the 2025 – 2045 Comprehensive Plan Update

## Community Members and Interested Groups

The GMA Public Participation Plan (GMA PPP) outlines a comprehensive list of Washougal community members and interest groups. The following organization types referenced in the GMA PPP are relevant to the Climate PPP:

- Elected and Appointed Officials
- Regulatory Agencies & Municipalities
- Neighborhoods & Housing Communities
- Community-Based Organizations
- Service Organizations
- Developers/Property Owners
- Transportation
- Youth
- Environmental Advocacy
- Utilities & Contracted Services

## Communication Methods

The table below describes climate-specific content that will be created for the public.

| Method                                         | Description                                                                                                                                                                                                               |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Print Materials</b>                         | <ul style="list-style-type: none"><li>● Climate-focused factsheet</li><li>● Flyers to market climate-focused public events</li><li>● Boards/interactive activity for tabling/booths that is specific to climate</li></ul> |
| <b>Digital Materials</b>                       | <ul style="list-style-type: none"><li>● Climate-focused website content (factsheet info, FAQs)</li></ul>                                                                                                                  |
| <b>Comment Form &amp; Email Correspondence</b> | <ul style="list-style-type: none"><li>● See GMA PPP</li></ul>                                                                                                                                                             |
| <b>Language Translations</b>                   | <ul style="list-style-type: none"><li>● TBD</li></ul>                                                                                                                                                                     |

| Method                              | Description                                                                                    |
|-------------------------------------|------------------------------------------------------------------------------------------------|
| <b>Public Noticing Requirements</b> | <ul style="list-style-type: none"> <li>• See GMA PPP</li> </ul>                                |
| <b>Messaging</b>                    | <ul style="list-style-type: none"> <li>• List of key climate-related messages / FAQ</li> </ul> |
| <b>Media</b>                        | <ul style="list-style-type: none"> <li>• See GMA PPP</li> </ul>                                |

## Engagement Strategies

Engagement around the Climate Element will take place in coordination with the GMA Public Participation Plan. The table below outlines the engagement strategies from the GMA Public Participation Plan that will include Climate-focused content and used to gather feedback to inform the Climate element of the Comprehensive Plan update.

| Strategy                                                 | Description                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Open House, Workshops and Charettes</b>               | <ul style="list-style-type: none"> <li>• Climate-focused workshop to inform vulnerability assessment</li> <li>• Climate-focused section of broader GMA open house/workshop</li> <li>• Design your future Washougal - with climate resiliency in mind (youth focused)</li> </ul> |
| <b>Public Meetings</b>                                   | <ul style="list-style-type: none"> <li>• Presentations to City Council and Planning Commission, as needed throughout GMA update</li> </ul>                                                                                                                                      |
| <b>Information booth</b>                                 | <ul style="list-style-type: none"> <li>• Climate-focused boards / interactive activity</li> </ul>                                                                                                                                                                               |
| <b>Online Survey</b>                                     | <ul style="list-style-type: none"> <li>• Climate-related questions as part of broader GMA survey</li> </ul>                                                                                                                                                                     |
| <b>Canvassing</b>                                        | <ul style="list-style-type: none"> <li>• Canvas neighborhoods with equity priority communities to share engagement opportunities or survey information</li> </ul>                                                                                                               |
| <b>Community Interviews</b>                              | <ul style="list-style-type: none"> <li>• Climate focused questions included on community interviews</li> <li>• Climate-related group/audience representation</li> </ul>                                                                                                         |
| <b>Advisory Committee and Community Ambassador Group</b> | <ul style="list-style-type: none"> <li>• Climate-related group/audience representation</li> </ul>                                                                                                                                                                               |
| <b>Outreach through Community-based organizations</b>    | <ul style="list-style-type: none"> <li>• Climate-related group/audience partnership</li> </ul>                                                                                                                                                                                  |

## Engagement Schedule

Climate-focused engagement will take place throughout the Comprehensive planning process and will align with the engagement schedule outlined in the GMA Public Participation Plan. The engagement schedule will include specific climate-focused strategies including:

| Phase 1:<br><i>Foundational Analysis</i>                                                                                                                                                                            | Phase 2:<br><i>Draft Policies</i>                                                                                                                                                                                                                                                                 | Phase 3:<br><i>Draft &amp; Final Element</i>                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategies                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                             |
| <ul style="list-style-type: none"> <li>● Climate-focused workshop</li> <li>● Booths/tabling</li> <li>● Online Survey</li> <li>● Planning Commission – intro meeting</li> <li>● CBO outreach / engagement</li> </ul> | <ul style="list-style-type: none"> <li>● Design workshop</li> <li>● Booths/tabling</li> <li>● Online Survey</li> <li>● Planning Commission – analysis review &amp; policy priorities</li> <li>● Council - analysis review &amp; policy priorities</li> <li>● CBO outreach / engagement</li> </ul> | <ul style="list-style-type: none"> <li>● Broader GMA open house/workshop</li> <li>● Planning Commission – review draft</li> <li>● Council meeting – review draft</li> </ul> |





*Washougal Onward*  
**Community Engagement  
Summary**

2024 – 2025



**WASHOUGAL  
ONWARD**



Prepared by  
**POINTNORTH**

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# Overview

Washougal Onward is the City of Washougal's multi-year effort to update its Comprehensive Plan. The Comprehensive Plan is a long-term strategy that will guide the City's development over the next 20 years. It is an exciting opportunity to help ensure that future growth supports the community's needs and priorities, preserves our beautiful environment and enhances the quality of life for everyone in Washougal. This summary highlights the community engagement efforts conducted as part of Washougal Onward.

## Process & Timeline



### Spring 2024

- Project Branding - Washougal Onward
- Development of Public Participation Plans



### Fall 2024

- Community Advisory Committee recruitment + launch
- Pumpkin Harvest Festival
- Community Survey
- Comprehensive Plan Carnival



### Winter 2024-25

- Continue Community Advisory Committee meetings
- Launch Housing and Climate subcommittees
- Land Use Alternatives Open House



### Spring - Winter 2025

- Select Preferred Land Use Alternative
- Continue Community Advisory Committee meetings
- Continue Housing and Climate subcommittees
- Present Comprehensive Plan Elements and code updates to Planning Commission + City Council
- Launch Transportation Capital Facility Update Steering Committee
- Present Comprehensive Parks and Recreation Plan updates to the Parks and Recreation Board



# Engagement Goals + Activities

---

## Community Engagement Goals

- Communicate to the community with timely, engaging, easy to understand and accurate information.
- Educate the public as to the Growth Management Act, planning process and data relevant to the Washougal Comprehensive plan update.
- Involve the community in the identification, refinement and prioritization of policy updates needed to guide growth and development in Washougal over the next 20 years.
- Ensure community members have an opportunity to provide input on decisions related to the Comprehensive Plan update and understand how their feedback is incorporated into plans and development of regulations.
- Reach a broad and diverse range of the community and ensure communications strategies are designed to engage historically underrepresented community members.

## Engagement Activities

### Community Advisory Committee

The role of the Community Advisory Committee (CAC) is to provide feedback and insights on the plan updates that are intended to guide future growth in the City of Washougal. The CAC will meet four times from November 2024 through August 2025 and is an important part of the public engagement process to inform the 2045 Comprehensive Plan Update. Members of the CAC provide insightful perspectives as representatives of the Washougal community. The committee also serves as an ambassador to important community groups within the city, ensuring the City's growth plans are reflective of our community guiding principles, vision and strategic priorities.

A joint effort between the consultant team and City of Washougal staff launched in October 2024 to promote the opportunity to serve on the CAC. The application form was made available on the City of Washougal's website, highlighted on the City's social media channels and promoted in-person at the Harvest Festival. Additionally, City staff conducted one-on-one outreach directly with community members to solicit applications.

The City received 39 applications to join the CAC, and 21 individuals were ultimately selected. CAC members represent a diversity of ages, races, ethnicities and genders, as well as a variety of key interest groups, including community-based organizations, education, local business, renewable energy, commercial and residential real estate, parks and recreation, municipal planning, environmental assessment, youth, engineering, disability rights and advocacy, housing, port authority, and local government.

The CAC had its first meeting on November 7, 2024 with 15 members present, along with City staff and consulting team members. Members of the CAC introduced themselves, shared their connection to the city and what they love about Washougal. Many shared the fact that they love the small-town feel of Washougal and access to nature and look forward to centering the preservation of those two things throughout this planning process.

The CAC received a high-level overview of the committee's structure and goals, as well as Washougal's comprehensive planning process, anticipated growth and elements to take into account for accommodating such growth.

### Community Advisory Committee: 2025 Update

The Community Advisory Committee (CAC) met three times in 2025. At the January meeting, members confirmed adoption of the CAC charter and reviewed themes from community engagement activities to date, including survey results and input received at the Comprehensive Plan Carnival and Pumpkin Harvest Festival. The group then discussed two draft land use alternatives, learning how each would address future housing and job needs. Additionally, CAC members participated in the Shoreline Master Program update and provided perspectives on shoreline assets such as family-friendly river access and natural spaces, as well as challenges like limited connectivity and safety concerns.



In April, the CAC met and discussed subcommittee work on climate and housing, which included priorities such as infrastructure resiliency, ecosystem protections, neighborhood character, and tools to support middle housing while maintaining Washougal's local identity. CAC members again provided input on the Shoreline Master Program update including discussions on vegetation preservation, shoreline access and property impacts. Finally, CAC members provided input on draft land use policies and reflected a shared commitment to community participation, historic preservation, urban design and placemaking.

At the final CAC meeting in August, the group convened and discussed implementation. The project team began by providing an update on work to date on the Comprehensive Plan, which includes updates to Planning Commission and City Council as well as draft code updates. CAC members spent a majority of the meeting identifying specific implementation actions across four elements of the Comprehensive Plan: land use, housing, climate and economic development. Ideas ranged from strengthening workforce housing and promoting infill development, to enhancing transit access, supporting small business growth, advancing energy efficiency, and investing in tree stewardship.

The CAC played an integral role in ensuring Washougal's Comprehensive Plan reflects community values of identity, livability, connectivity and resilience, while charting a path for a vibrant future.



## Climate & Housing Subcommittees

### Housing

The Middle Housing Subcommittee met three times in 2025 to learn about housing challenges and development code in Washougal and identify opportunities to expand housing options through updates to the Comprehensive Plan. The first meeting focused on background information from the Washougal Housing Analysis Report, new state housing requirements, and existing City policies, with members emphasizing the importance of addressing affordability, demographic shifts, and ensuring new housing supports community values and workforce needs. Building on this foundation, the second meeting centered on reviewing draft housing goals and policies and discussing strategies to encourage a variety of housing types, including middle housing, while also considering community feedback and evaluating tools to expand housing opportunities. Insights from these discussions informed the draft Housing Element. At the final meeting, the subcommittee reviewed draft middle housing code amendments. The discussion centered around what minimum requirements are necessary for compliance with state law and what additional changes the city could make to reduce barriers to middle housing development in support of the local preferred land use alternative.

### Climate

The Climate subcommittee met three times to guide the development of the Climate element of the Comprehensive Plan. The first meeting focused on greenhouse gas (GHG) reduction targets and a policy audit. Members emphasized the need for reliable, community-specific data, expressed broad support for ambitious emissions goals, and highlighted the importance of policies that balance growth, tree canopy preservation, and long-term ecosystem health. They also called for stronger integration of urban forestry and ecosystem protections, raising questions about how codes, incentives, and partnerships can better align climate goals with development pressures.

The second meeting centered on the Climate Vulnerability Assessment, with participants exploring risks sector by sector. Equity emerged as a recurring theme, particularly around ensuring vulnerable residents have access to cooling spaces, emergency services, and resilient infrastructure. Members discussed tree planting, permeable surfaces, and native landscaping, as well as strategies for housing weatherization and energy efficiency in partnership with local utilities. The third and final meeting turned to draft policies, where the subcommittee reviewed nearly 40 proposed resilience and GHG reduction measures. Feedback focused on clarifying roles, strengthening partnerships, and balancing ambition with feasibility—ranging from resilience hubs and urban forestry to renewable energy, multimodal transportation, and waste reduction. Together, these discussions informed the draft Climate Element, ensuring that Washougal's approach reflects both state requirements and community priorities for resilience, equity, and sustainability.



### Tabling Event: Pumpkin Harvest Festival

The consultant team and City of Washougal staff set up a community table at the Pumpkin Harvest Festival on Saturday, October 19, 2024 at Hathaway Park with the goal of recruiting members for the Community Advisory Committee and promoting the Washougal Onward Community Survey. The team shared fliers and QR codes and interacted with 278 individuals.



### Comprehensive Plan Carnival

The City of Washougal hosted a Comprehensive Plan Carnival on Saturday, November 16, 2024 at the Port of Camas-Washougal. The goal of the carnival was to build awareness and gather feedback for Washougal's upcoming 2025 to 2045 Comprehensive Plan. The City promoted the event as an opportunity for residents to help guide how Washougal will grow and evolve over the next two decades, including ensuring diverse and affordable housing options, planning for sustainable growth and making sure city services and facilities keep pace with community needs.

The 210 attendees at the Comprehensive Plan Carnival had the opportunity to participate in a variety of interactive activities to share their perspectives and ideas for how Washougal could approach the next two decades based on their own lived experiences. The station activities collected feedback on a variety of focus areas for the city:

- Economic priorities
- Housing
- Parks and recreation
- Transportation and mobility
- Land use
- Greenhouse gas emissions reduction / Climate change resiliency
- Shoreline access and critical areas



### Washougal Onward Community Survey

The City of Washougal launched an online community survey in October 2024 that was open for participation for approximately one month until November 2024. The 20-question survey collected feedback from 109 individuals about parks and recreation, transportation, economic growth, housing and climate, as well as their connection to Washougal, demographics and how they want to stay connected with the work the city is doing.





### Land Use Alternatives Open House

On February 26, 2025 the consultant team and City of Washougal staff hosted a Land Use Alternatives Open House at the Washougal Community Center. The event brought together more than 80 community members to learn about and provide feedback on Washougal's future growth options. Attendees shared a range of perspectives, with many expressing concern about the pace and impacts of growth, while also recognizing state requirements for cities to plan for additional housing. Several residents voiced support for addressing affordable housing needs, while others raised questions about how middle housing and accessory dwelling units (ADUs) would fit into existing neighborhoods, including potential traffic impacts, compatibility and the cost of development.



Tree preservation and environmental impacts were recurring themes across both in-person and online feedback. Community members highlighted the importance of maintaining Washougal's tree canopy, protecting critical areas, and addressing stormwater issues linked to past development. Feedback also centered on the proposed mixed-use center in the northeast Urban Growth area, where residents noted concerns about traffic congestion, road and pedestrian infrastructure and the marketability of new commercial uses. Participants at the in-person event did not strongly favor one alternative over the other;

they appreciated the chance to ask questions, learn more about state mandates and share input on how Washougal can balance growth with protecting its character and natural assets. In addition to 15 written comment cards collected at the event, an online comment form remained open following the open house, generating another 58 responses for a total of 73 comments and extending the conversation to those unable to participate in person. Additionally, three display boards and a short overview video were produced as communications assets to support the event.



## Communication Materials

The City of Washougal utilized a variety of communication methods and materials to engage residents regarding the Onward Washougal project.

- [Project Factsheet](#)
- [Comprehensive Plan Video](#)
- Social Media
- [Facebook](#)
- [X \(FKA Twitter\)](#)
- [Instagram](#)
- [YouTube](#)
- [Project Website](#)
- Graphics, Flyers ([Community Advisory Committee](#); [Comprehensive Plan Carnival](#)), Mailers
- [Opportunity for ongoing public comment](#)

**Onward Washougal 2045:**  
Join the Community Advisory Committee (CAC)

**Shape Washougal's Future!**  
Washougal is updating its Comprehensive Plan for 2025-2045, and we need YOUR voice to help guide the City's growth and development.

**Why Join?**  
As a CAC member, you will:

- Represent Your Community: Provide feedback on future City regulations and growth strategies.
- Make an Impact: Help ensure Washougal's growth reflects our community's values, vision, and strategic priorities.
- Facilitate Change: Serve as an ambassador by gathering input and fostering dialogue with residents.

**Your Role:**

- Attend 4 meetings between November 2024 and June 2025.
- Participate in sub-committees on housing or climate, meeting up to 3 times virtually.
- Review materials and provide insights and feedback on policies, land use, housing, and climate.

**Who Can Join?**  
We're looking for 16-20 members who:

- Live, work, or represent organizations in Washougal.
- Bring diverse backgrounds, experiences, and perspectives.
- Are committed to ensuring a prosperous and vibrant future for Washougal.

**Interested?**  
Apply now and help shape the future of Washougal!



For more details and to apply, visit [www.cityofwashougal.us/onward](http://www.cityofwashougal.us/onward) or contact [onward@cityofwashougal.us](mailto:onward@cityofwashougal.us)

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**Why Should You Attend?**  
This is your chance to help guide how Washougal will grow and evolve over the next two decades. Whether it's ensuring we have diverse and affordable housing options, planning for sustainable growth, or making sure our city services and facilities keep pace with our community's needs—your voice matters!

**What to Expect:**

- Food & raffle prizes
- Fun activities for all ages
- A Digital Graffiti Board
- Interactive stations where you can share your ideas and feedback
- Learn more about key topics like housing, climate resilience, and city infrastructure

**Join Us at the Comprehensive Plan Carnival!**  
The City of Washougal is embarking on an exciting journey to update our Comprehensive and Capital Facilities Plans. This update will shape the future of our city from 2025 to 2045, and we need your input!

**Date:** Saturday, Nov. 16, 2024  
**Time:** 10:00 AM - 3:00 PM  
**Location:** Port of Camas - Washougal, 24 S. A Street, Washougal WA

For more information, visit [www.cityofwashougal.us/onward](http://www.cityofwashougal.us/onward)




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**Join us and be part of the future!**  
For more information, visit [www.cityofwashougal.us/onward](http://www.cityofwashougal.us/onward)



**Onward: Washougal's Comprehensive ...**

Watch later | Share



Watch on YouTube

# Who We Heard From: Engagement Reach

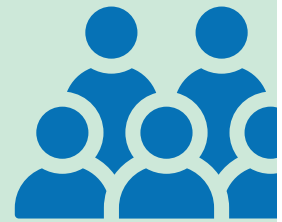
October 2024 – August 2025

**42,214**

**TOTAL NUMBER OF ENGAGEMENTS**

**54**

**Attendees at  
CAC Meetings**



**109**

**Survey  
Respondents**



**210**

**Comprehensive Plan  
Carnival Attendees**

**6,000**



**Land Use Alternatives  
Mailers Sent**

**33,806**



**Social Media Views**  
*Across all platforms*

**83**



**Attendees at Land Use  
Alternatives Open House**

**13**

**Comments**  
from the Online  
Comment Form



**1,661**

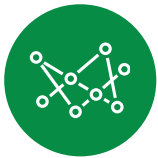
**Project Landing  
Page Views**

**278**

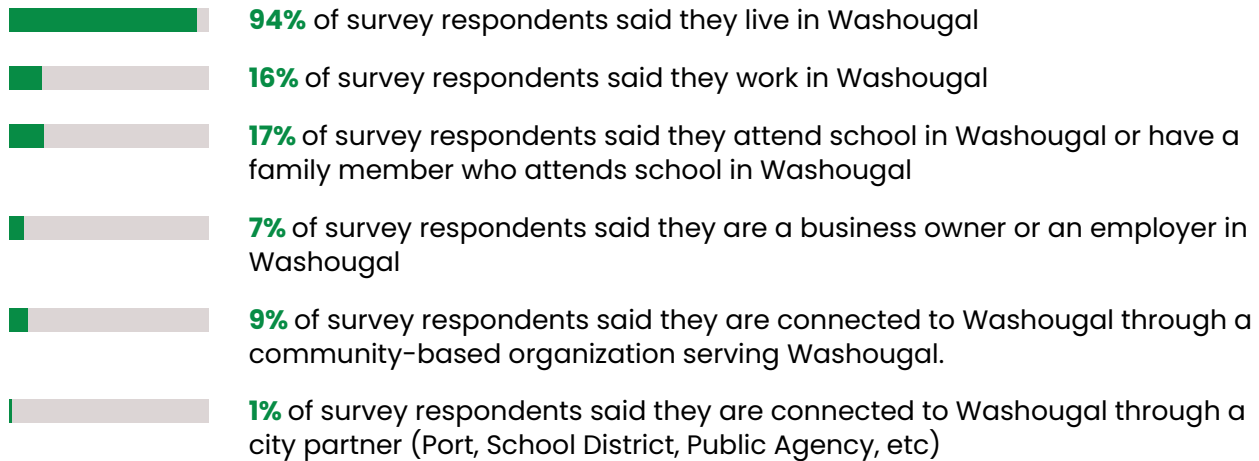


**Pumpkin Harvest  
Festival Interactions**

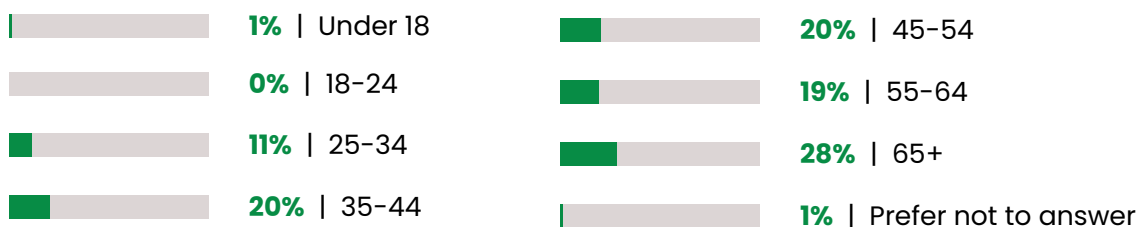
## Demographic Data from 109 Survey Participants



### Connection to Washougal



### Age Range of Respondents



### Gender of Respondents

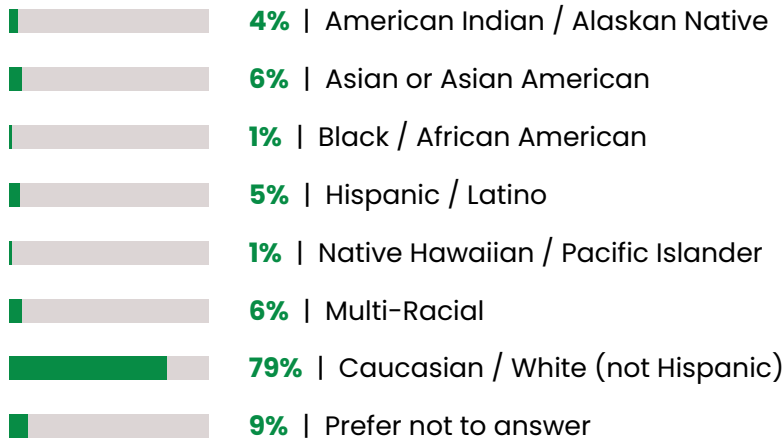




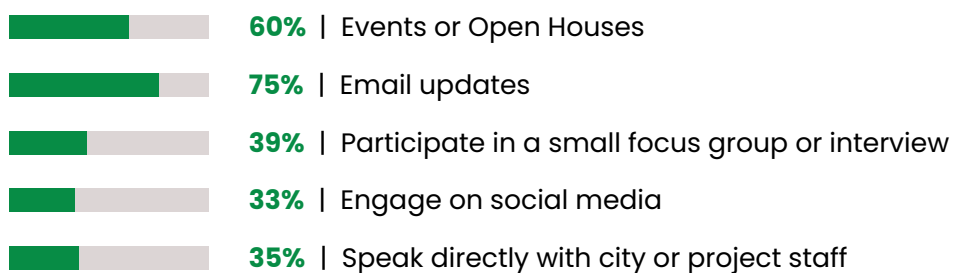
## Demographic Data from 109 Survey Participants (cont'd)



### Self Identification Into an Ethnic or Racial Group



### Preference for Engaging With Washougal Onward





# What We Heard: Engagement Themes

## Natural Resources & Critical Areas

Survey respondents want to see Washougal prioritize preserving its natural beauty while minimizing large-scale development that encroaches on green spaces. Rivers, groundwater and wild spaces are vital to the community and survey respondents want to see them protected through environmental planning. Survey respondents proposed initiatives like native landscaping, heritage tree preservation, mitigation of invasive species and prioritizing climate-resilient vegetation.

### Survey Responses:



***“I would LOVE for there to be city/rural code on lighting that helps protect our darker skies... This can help protect wildlife and ensure dark skies for our viewing.”***

***“Enhance parks, establish greenways, protect and reduce development along our river – build people into your development plan, not income, tax revenue and filling our limited space with man-made things.”***



## Growth Management

Survey respondents want to see the city balance growth needs with Washougal's small town charm that is a primary reason why residents love calling Washougal home. Residents urge caution with rapid urbanization, stressing that growth must align with the city's character. Development should prioritize safety, avoid sensitive areas and ensure infrastructure like sidewalks, roads and utilities are updated before expanding.

### Survey Responses:



***“Honestly, ensuring we find a balance to keep Washougal the beautiful city it is with responsible growth that allows young people to continue to move here and raise their children here.”***

***“Washougal’s charm comes from being a smaller town, and there appears to be a concentrated effort to destroy that and turn it into something else. Stop trying to grow this town so aggressively.”***



***“Please do not allow our small town to become a bustling city! More residents, more housing developments, more apartments, and more businesses do not improve our community – they simply alter it to be more like the communities others are now fleeing to come live here!”***

## Land Use and Transportation

Washougal Onward Comprehensive Plan Carnival attendees said that they want low-medium density housing across the city, more employment opportunities in specific areas, and a combination of retail / services and medium-high density housing concentrated near downtown and along the waterfront. Attendees also stressed the need for better walkability and bikeability across Washougal and expressed concerns specifically about fast drivers and the lack of walkability on 32nd Street.

There are mixed results regarding accessibility and transportation habits among Washougal residents. While 52% of survey respondents reported being able to walk safely or comfortably to a park, fewer could walk to other facilities such as schools (33%), commercial areas (26%) or civic centers (13%). Notably, 41% stated they could not walk safely to any of these destinations, highlighting a significant gap in walkable infrastructure.

Interest in non-motorized transportation was evident, with 70% of respondents indicating they would be likely or very likely to use a safe bike route or trail for short trips (less than 15 minutes). However, 31% expressed skepticism, being unlikely or very unlikely to opt for such alternatives. This suggests that while many would consider non-motorized travel, there are still barriers to broader adoption.

Household vehicle availability is robust, with no survey respondents reporting a lack of vehicles for their household. Most households (45%) have two vehicles, while 28% have one, and another 28% have three or more. Transportation decisions are primarily influenced by location (48%) and reliability (36%), with cost being a less significant factor (11%).

Transportation challenges appear to have a minimal impact on daily life, as 93% of respondents reported no delays or missed events due to a lack of options. However, small percentages indicated issues with missing work (3%), appointments (3%) or social engagements (2%), underscoring the importance of maintaining reliable and accessible transportation networks.

### Survey Responses:



***"I am concerned that everything we like to do in the city requires a drive. I would love to see options to walk or bike safely around the community."***

***"I'd like to see Washougal grow into a sustainable, human-centered town with walkability, bike lanes, and accessible public spaces. By reducing large parking lots in favor of mixed-use areas and tree-lined public spaces, we'd lower emissions, improve health, and create a welcoming, vibrant economy."***



***"I would like to see a focus on building a network of alternative transportation options with Downtown Washougal at the center. High quality bike and pedestrian paths should safely connect residents from their neighborhoods to walkable commercial corridors and parks."***



## Parks & Open Space

Washougal residents overwhelmingly agree that being surrounded by trees, plants, water and wildlife is the most important aspect of parks and recreation in Washougal, with 83% of survey respondents saying it was a top priority.

Additional areas of agreement of top priorities regarding parks and recreation among survey respondents included walking, running or biking on trails (63%) and enjoying art, music and culture (44%).

Survey respondents said that they want the City of Washougal to prioritize funding to expand and protect natural areas (71%), enhance existing parks and facilities (67%), building multi-use trails (49%), and increase maintenance for existing parks facilities (45%).

Washougal Onward Comprehensive Plan Carnival attendees said that the most important priorities for Washougal's parks and recreation should be protecting access to nature and creating safe and connected spaces. Attendees said that they mostly use Washougal's parks, recreation facilities and natural areas by using trails, being in or near water, swimming, enjoying nature, attending public events and walking dogs. Attendees want to see more natural open space, trails and pathways, and places to play, gather and exercise throughout the city.

### Attendees also want Washougal to prioritize the following:

- Maintaining natural spaces and parks
- Creating more parking options near shorelines to provide better access to trails
- Opening dog parks
- Considering public safety and better lighting for trails and adding public bathrooms
- Creating more bike access and trails to parks
- Adding public water access at parks
- Bringing in more community events or creating an amphitheater by the waterfront
- Building a new park near the new apartments in NE Washougal
- Preserving trees
- Maintaining the feeling of Washougal being the "Gateway to the Gorge."

### Survey responses:



*"We need parks and rec facilities offering a place for young people and families to be active year round."*

*"Washougal should be promoting itself more strongly as an outdoor/adventure hub (a la Bend, Oregon, etc.). We are the last major town before the Gorge and are a natural launch point for so many world class nature experiences."*



*"We need to protect our existing green space and make sure all new developments include access to parks, trails and trees."*



## Housing

Washougal is required by new state laws to plan for and accommodate middle housing types and affordable housing across the city. Survey respondents expressed clear preferences for housing options, with the side-by-side duplex emerging as the most desirable choice, supported by 100% of respondents. Other popular options included cottage courts (97%), courtyard buildings (94%) and townhouses (84%). Preferences tapered for more compact or vertically oriented housing types, such as stacked duplexes (82%), live-work units (75%), stacked fourplexes (70%), stacked triplexes (52%) and small apartment buildings (49%).

In terms of strategies for accommodating housing growth, nearly half of respondents (49%) favored directing new development based on infrastructure availability, school capacity and access to amenities like parks. These insights highlight a preference for balanced and strategic planning that considers both practical and community-focused factors.

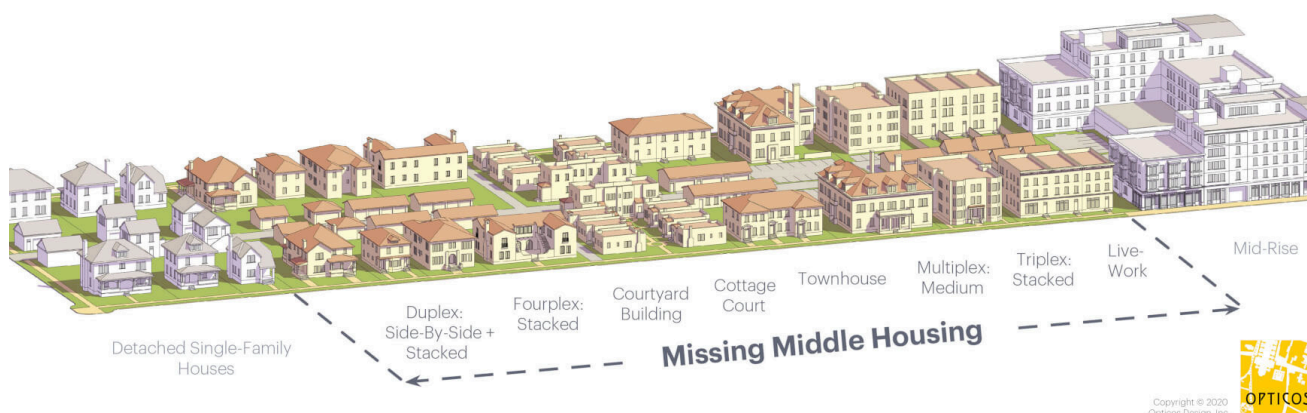
### A smaller but notable portion of respondents supported:

- Focusing growth in Downtown Washougal and along its commercial corridors (23%)
- Distributing growth evenly across the city (23%)
- Concentrating growth exclusively in the downtown area (22%)

### Washougal Onward Comprehensive Plan Carnival attendees said that the housing interventions they want to see Washougal explore further included:

- **Development incentives:** Provide incentives to make affordable housing development more attractive for the private sector. This could include density bonuses, transfer of development rights, fee waivers, property tax abatements or parking reductions.
- **Mandatory affordability:** Use negotiated agreements, public private partnerships and collaboration with affordable housing partners to spur development of affordable units. This could include development agreements, surplus land programs or community land trusts.
- **Partnerships and agreements:** Use negotiated agreements, public private partnerships and collaboration with affordable housing partners to spur development of affordable units. This could include development agreements, surplus land programs, community land trusts, etc.

Attendees also expressed direct interest in housing that is single-story, affordable and low-density.



## Economic Development

Survey respondents identified clear priorities for economic development in Washougal over the next several years. The top priority, supported by 100% of respondents, is encouraging growth in downtown Washougal to continue to develop a vibrant city center. Additionally, 91% of respondents emphasized the importance of expanding retail, dining and entertainment options, while 82% of respondents highlighted the need to increase job opportunities or support remote work for commuters within the city.

Other priorities include improving access to education and workforce development resources (72%), ensuring economic opportunities for young residents (71%), expanding the city's tax base (64%), and optimizing the use of industrial lands to attract and support businesses (62%).

### Washougal Onward Comprehensive Plan Carnival attendees said that the most important priorities for strengthening Washougal's economy are:

- **Small business and entrepreneurship support:** Washougal should prioritize programs and resources that support entrepreneurs and small businesses owners.
- **Quality jobs:** Washougal needs jobs that pay better wages or offer better opportunities for career advancement.
- **Fiscal strength:** Washougal should pursue economic opportunities that will strengthen the city's fiscal position.
- **Increased employment:** Washougal needs more jobs so that residents have opportunities to work.

Attendees said they want Washougal to prioritize maintaining urban growth and minimizing expansion and considering parking needs for new developments. They also want to see more restaurants brought to Washougal, especially farm-to-table and ethnic restaurants.

### Survey responses:



*"Most people have to travel far for groceries, work, entertainment, etc. It is hard to stay local when not everything you could need or want is close by."*



*"We need a diner! We would like a nice place to go for breakfast without having to go to Camas or Vancouver...Washougal is the gateway to the Columbia Gorge, but there is no outdoors store here... Stevenson also has an ice cream store and a bookstore. Both of those would be great on our Main Street, which has a lot of vacant space (there seems to be a lot of building, but not a lot of leasing). Wouldn't it be nice to have a more usable and lively downtown?"*



## Utilities

Survey respondents say that utility upgrades are critical for the city of Washougal, including modernizing water and sewer systems, ensuring stormwater infrastructure functions as intended and improving waste management services. Emergency preparedness is also a primary concern, with a focus on addressing wildfire prevention and mitigation, landslide risks, flood mitigation and earthquake resilience.

Washougal Onward Comprehensive Plan Carnival attendees said they want to see their utility costs reduced and mentioned that there is inadequate storm drainage and snow removal.

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## Climate Change

At least 78% of survey respondents indicated at least some level of concern about the impacts of climate change on Washougal across the provided focus areas.

The most significant concerns are for the natural environment and water resources, with 79% either extremely or moderately concerned about ecosystems, parks, tree canopy and water systems. Concerns about public health and community well-being – including emergency management – are also high, with 68% either extremely or moderately concerned. Extreme or moderate concern about the impacts on built infrastructure (60%), homes and neighborhoods (50%) and economic vitality (50%) elicited slightly lower levels of concern, but remained notable.

To address greenhouse gas emissions, survey respondents prioritized energy-efficient buildings (100%), compact land use and walkable development (92%), and recycling, composting and sustainable consumption (84%). Other offered solutions included enhancing alternative transportation infrastructure (80%), transitioning to renewable energy sources (74%), ensuring affordable housing to reduce sprawl (69%) and sustainable city operations (63%).

**Washougal Onward Comprehensive Plan Carnival attendees said the solutions intended to reduce greenhouse gas emissions most important to them are:**

- **Sustainable land** use patterns that encourage compact development, mixed uses and walkability to daily needs.
- **Alternative transportation** infrastructure (e.g. bus stops and service, bike lanes, sidewalks and safe street crossings).
- **Renewal energy sources** (e.g. solar)

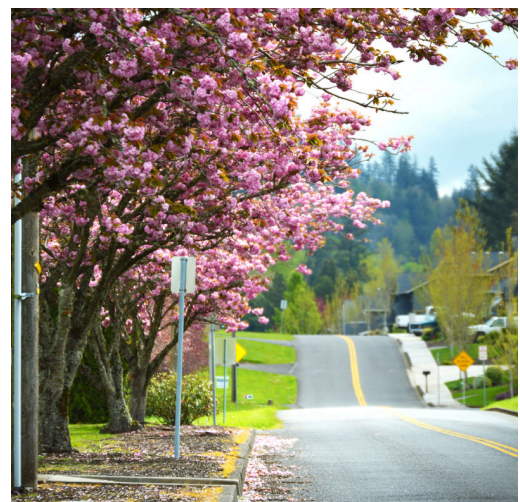
For climate resilience, survey respondents emphasized the importance of protecting natural ecosystems such as creeks, rivers and forests (100%) and strengthening emergency preparedness and response efforts for extreme weather (96%). Other priorities include implementing land use policies that account for climate risks (87%), addressing impacts on community assets like parks and recreation facilities (79%), adopting green infrastructure and low-impact development practices (79%) and developing urban heat resilience strategies (70%). There was less support from survey respondents regarding environmental justice and social equity initiatives (60%) and supporting local businesses in climate adaptation efforts (56%).

## Climate Change (cont'd)

Washougal Onward Comprehensive Plan Carnival attendees said the climate change resiliency solutions most important to them are:

- **Protecting natural lands**, such as creeks, rivers and forests, while enhancing the climate resilience of these natural ecosystems.
- **Green infrastructure and low impact development** practices, such as reducing paved surfaces and using swales to handle stormwater run-off.
- **Supporting local businesses** and the local economy in climate preparedness.
- **Emergency preparedness and response** efforts for extreme weather events and other hazards worsened by climate change, such as flooding or heat waves.
- **Land use policies** that account for climate risks (e.g. development restrictions in flood-prone and wildfire-prone areas).

Attendees also directly shared that they want to see investment in transitioning to solar power and adding electric vehicle charging stations.



## Climate Change (cont'd)

Survey respondents' open-ended feedback about potential climate solutions in Washougal highlights a strong desire for balanced and sustainable approaches to development, environmental preservation and infrastructure improvements. Residents prioritized preserving the natural beauty of Washougal, protecting green spaces and ensuring that new development is accompanied by adequate infrastructure, particularly roads and utilities. Many called for investments in green infrastructure, tree planting, renewable energy and sustainable urban planning to enhance resilience against climate change. Ideas such as city-run composting, energy-efficient building requirements and expanded public transportation are also supported.

Concerns about emergency preparedness are common, with residents emphasizing the need for wildfire mitigation, flood risk management and robust infrastructure to withstand extreme weather. Suggestions included upgrading stormwater systems, adopting stricter building codes in flood- and fire-prone areas and enhancing community education on climate risks.

Transportation and mobility improvements are mentioned frequently, with many advocating for bike lanes, walkable neighborhoods and better public transit options, including connections with nearby cities like Camas. Suggestions for reducing car dependency and fostering a pedestrian-friendly community are tied to broader goals of reducing emissions and creating a vibrant, human-centered downtown.

Environmental concerns focused on protecting rivers, groundwater and forests, as well as addressing invasive species and ensuring sustainable land use. Residents supported renewable energy projects such as solar and wind power, as well as increased recycling and composting efforts to reduce waste.

There are, however, areas of disagreement. Some residents expressed skepticism about climate change or questioned the prioritization of climate-related projects over other needs like basic infrastructure and economic development. There are concerns about the financial burden of new initiatives and the potential overreach of regulations affecting private property and individual freedoms.

### Survey responses:



***"It's difficult to propose solutions when a large number of people don't even believe there's a problem."***

***"Create a comprehensive 'greening' strategy that encourages abundant tree planting, landscaping with native plants and pollinators and importantly, prioritizing and funding the maintenance and care of these assets. Creating an urban environment that is well designed, uniquely green and well-treed will not only enhance the environment and quality of life, but can also be part of an identity and branding initiative for the city."***



***"Forest fires and flooding/mudslides are a concern in our area. The city needs to ensure that development considers fire and mudslide concerns when developing property. The city should also make sure that critical infrastructure is hardened to withstand fires, flooding, and erosion."***



# **APPENDIX A**

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## Communications Materials



## Onward Washougal 2045:

Join the Community Advisory Committee (CAC)



### Shape Washougal's Future!

Washougal is updating its Comprehensive Plan for 2025–2045, and we need YOUR voice to help guide the City's growth and development.

#### Why Join?

As a CAC member, you will:

- Represent Your Community: Provide feedback on future City regulations and growth strategies.
- Make an Impact: Help ensure Washougal's growth reflects our community's values, vision, and strategic priorities.
- Facilitate Change: Serve as an ambassador by gathering input and fostering dialogue with residents.

#### Your Role:

- Attend 4 meetings between November 2024 and June 2025.
- Participate in sub-committees on housing or climate, meeting up to 3 times virtually.
- Review materials and provide insights and feedback on policies, land use, housing, and climate.

#### Who Can Join?

We're looking for 16-20 members who:

- Live, work, or represent organizations in Washougal.
- Bring diverse backgrounds, experiences, and perspectives.
- Are committed to ensuring a prosperous and vibrant future for Washougal.

**Interested?**  
Apply now and help shape the future of Washougal!



For more details and to apply, visit [www.cityofwashougal.us/onward](http://www.cityofwashougal.us/onward) or contact [onward@cityofwashougal.us](mailto:onward@cityofwashougal.us)

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### Why Should You Attend?

This is your chance to help guide how Washougal will grow and evolve over the next two decades. Whether it's ensuring we have diverse and affordable housing options, planning for sustainable growth, or making sure our city services and facilities keep pace with our community's needs—your voice matters!

### What to Expect:

- Food & raffle prizes
- Fun activities for all ages
- A Digital Graffiti Board
- Interactive stations where you can share your ideas and feedback
- Learn more about key topics like housing, climate resilience, and city infrastructure

Your participation is essential to making sure Washougal grows in a way that reflects our shared vision. **Join us and be part of the future!**



For more information, visit [www.cityofwashougal.us/onward](http://www.cityofwashougal.us/onward)

### Join Us at the Comprehensive Plan Carnival!

The City of Washougal is embarking on an exciting journey to update our Comprehensive and Capital Facilities Plans. This update will shape the future of our city from 2025 to 2045, and we need your input!

**Date:** Saturday, Nov. 16, 2024  
**Time:** 11:00 AM – 3:00 PM

**Location:** Port of Camas-Washougal  
24 S. A Street, Washougal WA

For more information, visit [www.cityofwashougal.us/onward](http://www.cityofwashougal.us/onward)



Project Factsheet

CAC Recruitment Flyer

Comp Plan Carnival Mailer

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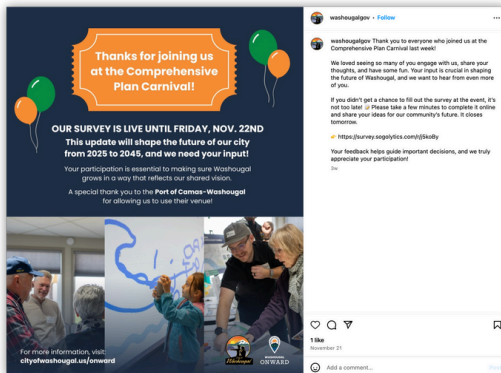
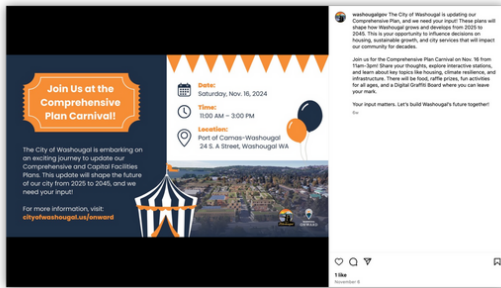

Onward: Washougal's Comprehensive ...

Watch later Share

Watch on YouTube

Comp Plan Carnival Video

Comp Plan Carnival Flyer



## Social Media



## Project Website



## Display Boards





**WASHOUGAL  
ONWARD**

# **Housing Analysis Report**

City of Washougal Comprehensive Plan Update

May 14, 2025



**CITY OF WASHOUGAL**

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## Executive Summary

This housing analysis identifies existing and future housing conditions and needs. It contains summary data and information about population and household characteristics, workforce composition, existing housing stock, and an assessment of housing gaps and needs. The following findings are the results of the housing analysis conducted.

### Demographic and Household Characteristics

Washougal's demographic trends highlight the community's need for a range of housing types to accommodate its population, such as housing for larger households (with four or more members), families with children, seniors or those living with a disability, and smaller one- and two-person households.

- Washougal's population has grown steadily in the past decades to reach 18,026 in 2023. While the population growth rate has slowed slightly since 2010, current growth trends suggest that the city is on track to meet Clark County's adopted population projection for 2045, which is 24,874.
- Washougal's population of older adults (aged 65 and older) has grown faster than other age cohorts in the past decade. This proportion is likely to continue growing, as future projections for Clark County show the oldest age cohort growing with the fastest rate through 2050.
- While Washougal's population has become slightly more racially diverse in the past decade, it is more homogeneous than Clark County.
- In 2022, about 12% of Washougal's population lives with a disability. Disability is much more common among older adults than it is in other age cohorts, and elderly households are slightly more likely to be cost burdened compared to all other households in Washougal (24% compared to 22%).
- Both the rate of homelessness and the number of homeless individuals have increased in Clark County over the past decade, a trend which may have been exacerbated by the COVID-19 pandemic. By the 2023 point-in-time count, there are 1,300 individuals experiencing homelessness in Clark County.
- While the proportion of children experiencing homelessness has dropped by 18% since 2019, the proportion of seniors experiencing homelessness has increased by 93%.
- For Washougal, the most common household size is two people, making up 39% of households. However, a little more than one-quarter of

households in Washougal are comprised of four or more persons, and Washougal's average household size is larger than that of Clark County (2.79 compared to Clark County's 2.65).

- In 2022, three-quarters of households in Washougal own their homes, a higher proportion than the city showed in 2012 (70%) and a higher proportion than is seen in Clark County (68%).
- Following national trends, median household incomes in Washougal have increased in the past decade and are generally higher than those in Clark County (\$97,300 in 2022 compared to Clark County's \$90,120).
- In 2022, more than half (52%) of households in Washougal earn incomes that are higher than the Area Median Income (AMI). Renters are much more likely to fall into lower income brackets than homeowners.

### Employment and Commuting Patterns

Washougal's employment and commuting trends suggest that the city has a higher concentration of housing units than jobs when compared to the region. A large portion (81%) of Washougal's workers live outside of the city. This suggests that many of the city's workers either may not be able to afford suitable housing inside the community or the available housing may not meet their needs or preferences.

- Employment has increased in Washougal at a compound annual growth rate of 3.7% from 2010-2023, which is a higher rate than Washougal's overall population has grown (with a CAGR of 1.7% from 2010-2023).
- Historically, Washougal's top industries for employment are manufacturing and educational services. While manufacturing has been trending slightly downwards over time, it has recently seen some modest increases in employment. Washougal's fastest growing industry is professional, scientific, and technical services.
- Washougal and Clark County both have a diverse pool of employment across many industries. Countywide, the health care and social assistance sector accounts for a larger share of total employment (17%) than it does locally in Washougal (6%), which may suggest opportunities for employment growth in these industries in the city.
- About 92% of Washougal residents commute to work outside of the city. On the other hand, 19% of Washougal's workers are also residents of Washougal, leaving 81% of Washougal's workers commuting in from outside of the city. Those commuting to Washougal for work are largely from Clark County (70%).

- Housing unit production has been outpacing job growth in Washougal. The city has a lower jobs-to-housing unit ratio (0.48) than Clark County as a whole (0.78).

#### Existing Housing Stock and Affordability

This housing analysis reveals a surplus of large and more expensive housing types, combined with a deficit of smaller and more affordable housing options, based on household size, median household income, and existing housing stock. It also reveals Washougal's declining housing affordability. Rising regional prices have corresponded with increased housing costs in Washougal, resulting in more Washougal households to be cost burdened by housing costs.

- Washougal has steadily increased its housing stock, adding 3,340 housing units between 2000 and 2023. Most of these new units were single-family units.
- Washougal's single-family unit production has outpaced that of multi-family units since 2000. By 2023, 79% of all housing units are classified by the Washington Office of Financial Management as single unit detached.
- There is a mismatch between the size of housing units offered in Washougal's existing housing stock, and the size of Washougal's households. More than 70% of Washougal's housing units have three or more bedrooms, yet the majority (57%) of the households have only one or two members.
- Following national trends, housing prices in Washougal have increased. The median home value in Washougal increased by more than 260% from 2012 to 2024, reaching approximately \$700K. The median home price across Clark County is \$552K, which has increased by 215% during the same time period.
- In contrast, rental prices in Washougal have increased at a slower rate, offering more affordable housing options for Washougal residents on average than even the county. Monthly average rents increased in Washougal by 68% since 2010 to reach \$1,397 per month in gross rent in 2022. In comparison, Clark County's rental prices increased more (by 84%), reaching \$1,584 per month.
- The total vacancy rate in both Washougal (2.5%) and Clark County (4.5%) were relatively low in 2022, with homeownership vacancy rates at less than 1% in Washougal.



- 70% of Washougal's housing units available for ownership are only affordable for those making 80% AMI or higher. Rental housing does provide some more affordable options for low-income households, but overall, only 9% of Washougal's housing units are affordable for extremely low-income households.
- In Washougal, there is a greater percentage of households making less than 50% AMI (21%) than there are housing units available at these levels of affordability (15%).

### Future Housing Needs

Under the amended Growth Management Act, the City of Washougal is required to plan for and accommodate housing affordable to all income levels. Clark County has adopted housing growth targets and allocations by level of income, using tools provided by the Department of Commerce, assigning targets for population, housing, and employment growth for Washougal through 2045. Housing targets would require that Washougal produce far more affordable units than the market would likely produce absent policy changes and other interventions.

- Clark County's projection for future housing need is 103,695 additional housing units by 2045. Of these, 3,734 net new housing units are allocated to Washougal.
- Of the 3,734 net new housing allocated for Washougal by 2045, 53%, or 1,961 units, need to be affordable to households making 80% AMI or less. Of those new affordable units, more than one-third (34%, or 657 units) are allocated to extremely low-income households (making less than 30% AMI).
- To meet these allocations, the City of Washougal will need to ensure that its zoning will accommodate a larger share of housing units for very low- and extremely low-income households by 2045 than currently exist in the city.
- The targeted distribution of housing units by income level for 2045 more closely matches the existing distribution of households in Washougal by income level than does the current housing stock in Washougal.

**Exhibit 1. Washougal Housing Needs by Income Level, Clark County Allocations, 2024**

| <b>Income Level</b> | <b>Baseline Units<br/>(2023)</b> | <b>Housing<br/>Need (2023-<br/>2045)</b> | <b>Total Housing<br/>Need, 2045</b> |
|---------------------|----------------------------------|------------------------------------------|-------------------------------------|
| 0-30% AMI           | 242                              | 657                                      | 899                                 |
| 31-50% AMI          | 677                              | 523                                      | 1,200                               |
| 51-80% AMI          | 1,641                            | 781                                      | 2,422                               |
| 81-100% AMI         | 1,119                            | 417                                      | 1,536                               |
| 101+% AMI           | 2,977                            | 1,356                                    | 4,333                               |
| <b>Total</b>        | <b>6,656</b>                     | <b>3,734</b>                             | <b>10,390</b>                       |

Source(s): Clark County 2025 Population, Housing and Employment Allocation, 2024; CAI, 2024.

## Housing Planning and Policy Context

### State Context

The Growth Management Act (GMA) is a series of State of Washington statutes that require the state’s fastest-growing cities and counties to undertake comprehensive planning to manage their population growth. Under the GMA, local jurisdictions like Washougal are mandated to create and regularly update a Comprehensive Plan. The Comprehensive Plan is the centerpiece of local planning and articulates a series of goals, objectives, policies, actions, and standards that are intended to guide day-to-day decisions by elected officials and local government staff.

An essential part of comprehensive planning is the housing element. House Bill 1220 (HB 1220), amending the GMA, directs local governments to plan for diverse housing types and densities to accommodate projected growth and ensure affordable housing availability across all economic segments. House Bill 1110 (otherwise known as the “middle housing bill”) further directs localities to adopt regulations allowing for middle housing types in residential areas, following guidance and assistance from the Department of Commerce.

Under these provisions of the GMA, an inventory of existing and projected housing needs, such as this housing analysis, informs the housing element of Washougal’s comprehensive plan.

### Regional and Local Context

In 2023, Clark County began the process of updating its Comprehensive Growth Management Plan. Following the GMA, a key step in the planning process includes allocation of population, housing and jobs projections to the various localities within the county. Through an allocation and adoption process, by the end of spring 2024, Washougal

is assigned a population growth allocation of 6,848 for 2023-2045, which would bring the City's total population up to a little less than 25,000 persons by 2045. In addition, a total of 3,374 net new housing units and 2,961 additional jobs are allocated for Washougal from 2023 – 2045. These targets will be utilized in the following housing analysis to understand future housing needs.

## Demographic and Economic Character of Washougal

The following demographic and economic analyses provide a current snapshot of Washougal's population, household characteristics and economy. They also describe historic trends, providing useful context about the forces affecting housing demand in Washougal.

### Population and Demographics

Population and demographics offer valuable insights into Washougal and its residents. Factors such as population growth, age distribution, ethnicity, and household income provide essential context about the community, trends, and factors influencing housing demand. Analyzing these demographic shifts is an important step to enable the city to develop strategies which meet evolving household needs effectively.

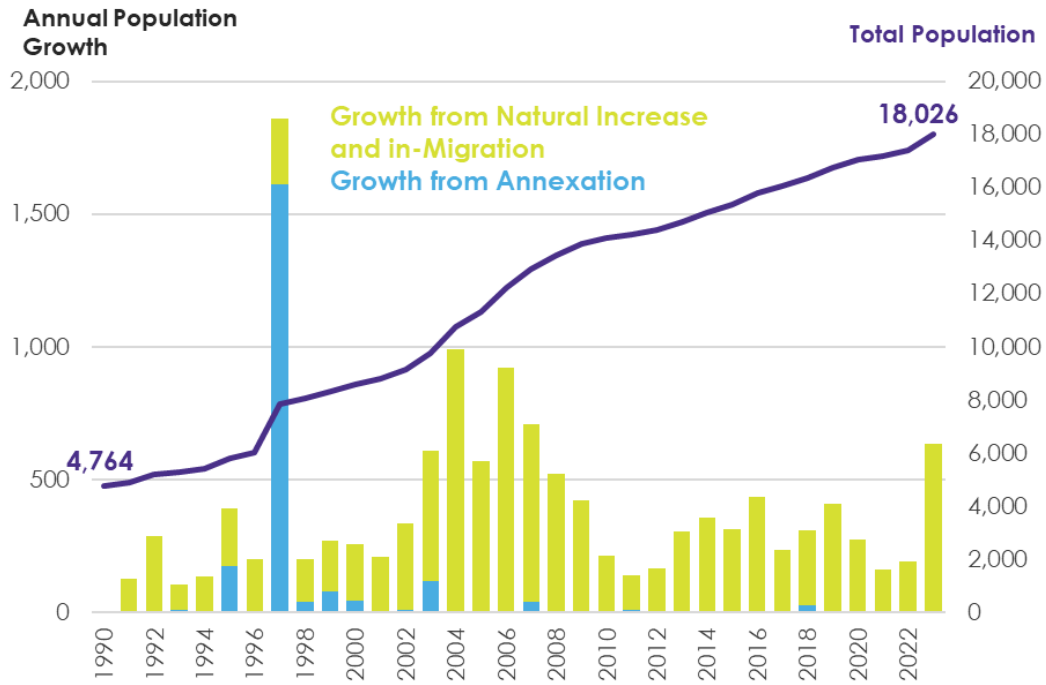
*Washougal's population has grown steadily in the past decades to reach 18,026 in 2023. While the population growth rate has slowed slightly since 2010, current growth trends suggest that the city is on track to meet Clark County's adopted population projections for 2045.*

**Exhibit 2** shows that Washougal has experienced consistent population growth over the years, with the population increasing from 4,764 in 1990 to 18,026 in 2023. Growth has been driven primarily by in-migration and natural population increase, with a few peaks in growth observed during years of annexation such as 1997. Over time, this population growth has slowed some. From 1990 to 2010, the compound annual growth rate (CAGR) of Washougal's population was almost 6%. However, from 2010 – 2023, Washougal's population CAGR dropped to 1.9%.

According to the Clark County adopted Growth Management Act population targets, the City of Washougal is expected to grow by 6,848 people from 2023 to 2045 and reach a total population of 24,874. This translates to an average annual growth rate of 1.7% between 2023 and 2045, which is less than the 4.8% average annual growth rate recorded for Washougal's population since 2000. This suggests that Washougal is well positioned to meet the Clark County adopted population projections for 2045, even with some slowing of

population growth (affordability requirements for individual housing units, based on HB-1220 notwithstanding).

**Exhibit 2. Historic and Projected Population, Washougal, 1990 – 2045**



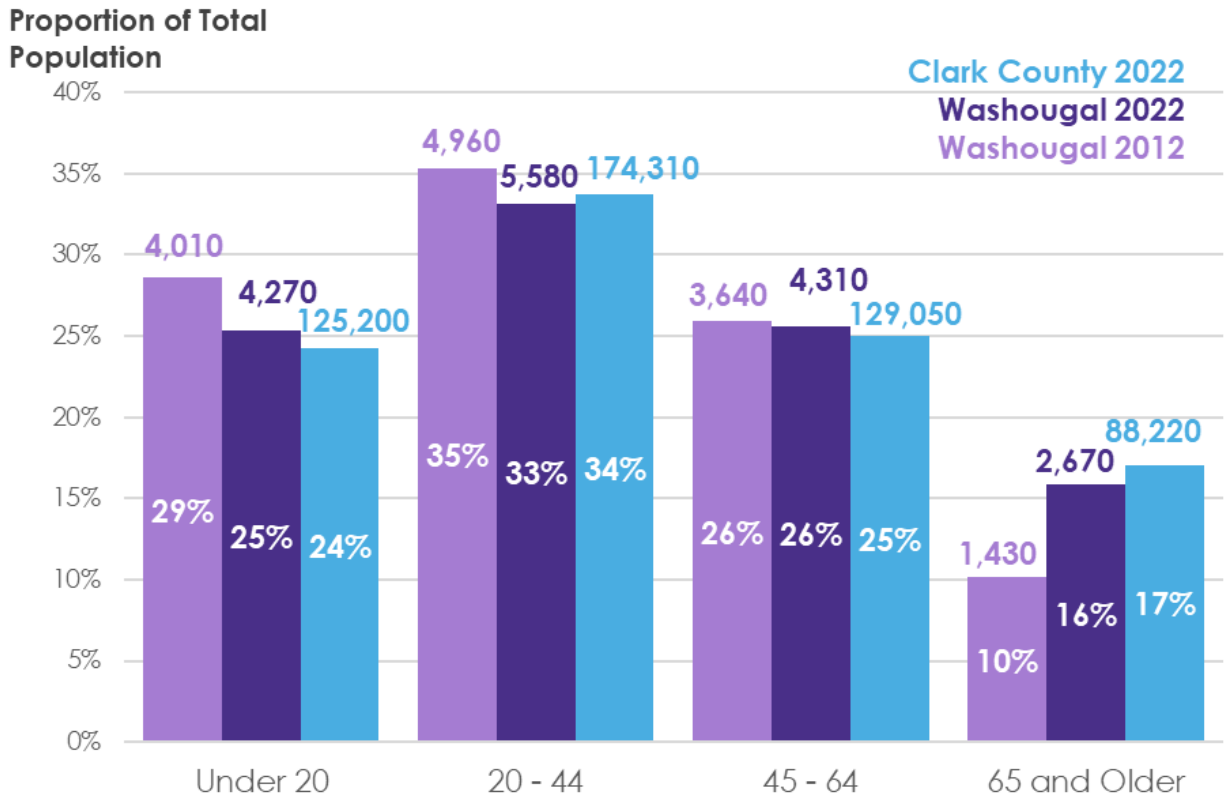
Source(s): Washington Office of Financial Management, 2003, 2016 & 2024; Clark County 2025 Population, Housing, and Employment Allocation, 2023; CAI, 2024.

Types of housing in demand are influenced by household compositions, including age demographics. Examining the age distribution of residents can provide insights into whether there is a greater need for homes with multiple bedrooms for families with children, or smaller, affordable units tailored for income-restricted seniors or young singles.

*Washougal's population of older adults has grown faster than other age cohorts in the past decade. This proportion is likely to continue growing, as future projections for Clark County show the oldest age cohort growing with the fastest rate through 2050.*

Between 2012 and 2022, Washougal's population has been aging, increasing the median age from 36.7 in 2012 to 38.8 in 2021 (**Exhibit 3**). This is similar to Clark County's median age in 2022 of 38.9. Compared to Clark County, Washougal has very similar proportions for each age group, differing only by 1% increments. When it comes to slight differences, Washougal has a slightly lower share of older residents (aged 65 and older) and a slightly higher share of young residents (younger than 20) than Clark County.

### Exhibit 3. Total Population and Share by Age, Washougal and Clark County, 2022

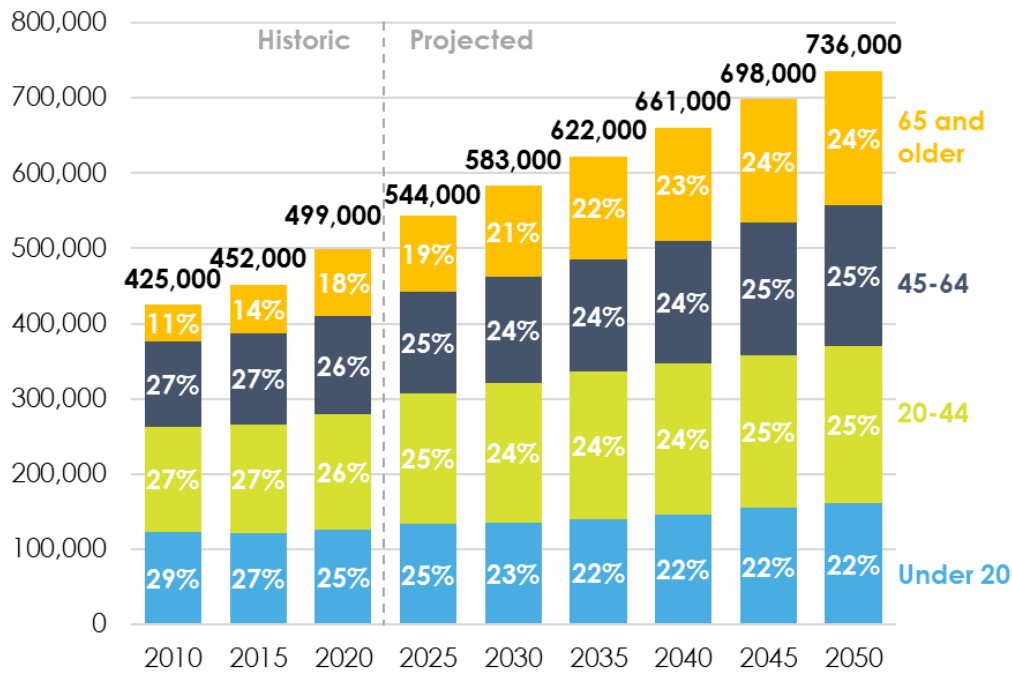


Source(s): American Community Survey, 2012 & 2022; CAI, 2024.

**Exhibit 4** summarizes growth estimates by age cohort for Clark County. While Washougal has slightly different proportions of age cohorts than the county, countywide trends can provide an indication of changes to expect that may impact the city. The forecasts for the county show the following expected changes:

- The proportion of school aged children is expected to decrease slightly, from 25% in 2020 to 22% by 2050.
- As the population grows, working aged residents (20-64) are expected to maintain a relatively consistent proportion of the region's population, around 50%, through 2050.
- The share of older residents (65 and older) is projected to increase substantially from 18% in 2020 to 24% in 2050.

**Exhibit 4. Population Projections by Age Group, Clark County, 2010-2050**



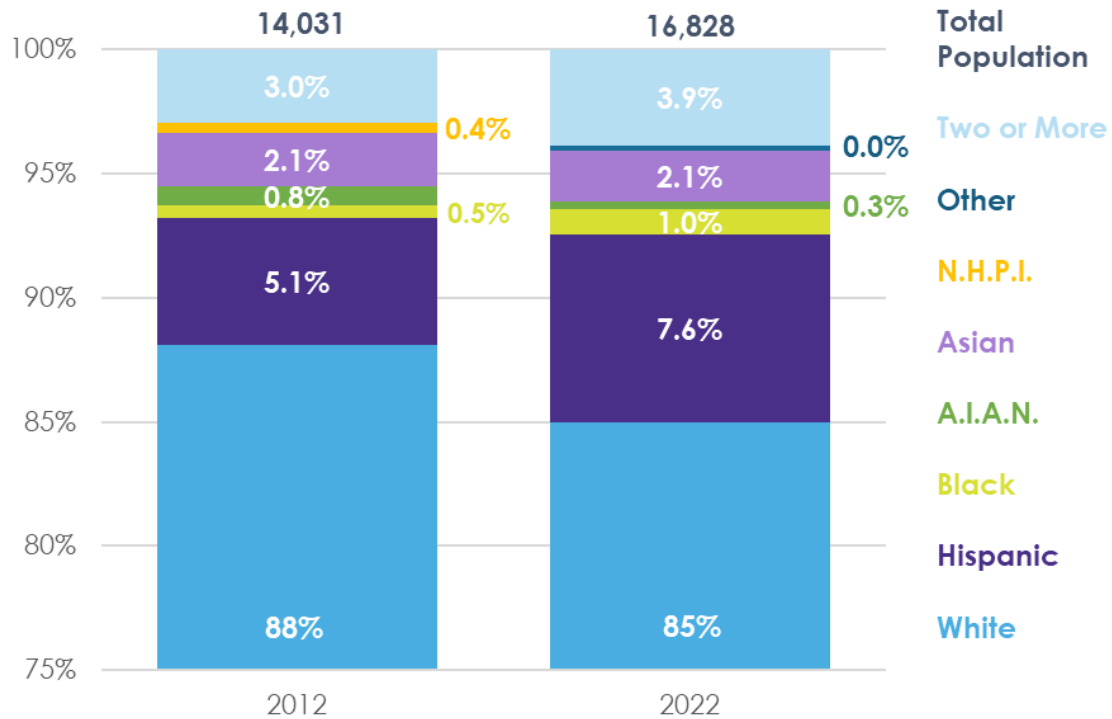
Source(s): Washington Office of Financial Management, 2024; Growth Management Act Population Projections for Counties: 2010 to 2040, County Projections, Five-year Intervals Medium Series; CAI, 2024.

*While Washougal's population has become slightly more racially diverse in the past decade, it is more homogeneous than Clark County.*

**Exhibit 5** shows that the proportion of Washougal's population who identified as something other than white increased by 3%, from around 12% in 2012 to 15% in 2022. However, the city is less diverse than the county, where 27% of the population identified as non-white in 2022. In 2022, the most commonly represented racial or ethnic group in Washougal was white (85%) followed by Hispanic (7.6%), multi-racial (3.9%), and Asian (2.1%).



**Exhibit 5. Population by Race and Ethnicity, Washougal, 2012 & 2022**



Source(s): American Community Survey, 2012 & 2022; CAI, 2024.

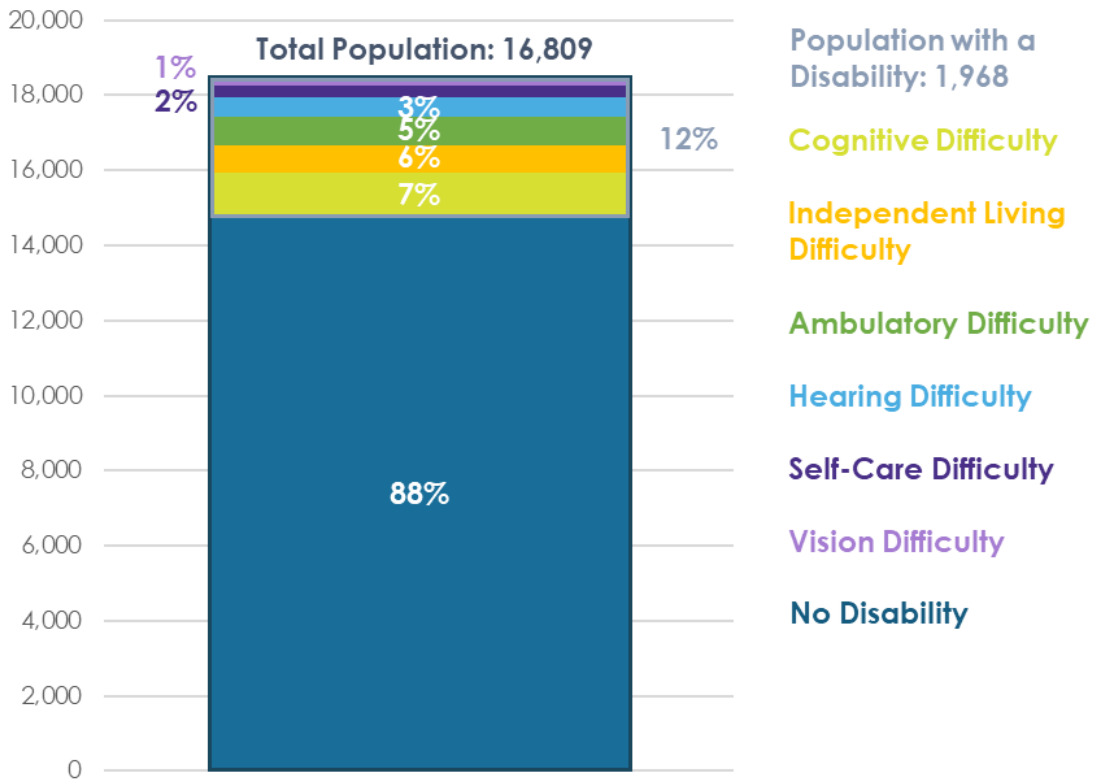
## Special Housing Needs

Several segments of Washougal’s community may have special housing needs, such as adults with disabilities, older adults, college and university students, individuals experiencing homelessness, and others.

*In 2022, about 12% of Washougal’s population lived with a disability. Disability is much more common among older adults than it is in other age cohorts, and elderly households are slightly more likely to be cost burdened compared to all other households in Washougal (24% compared to 22%).*

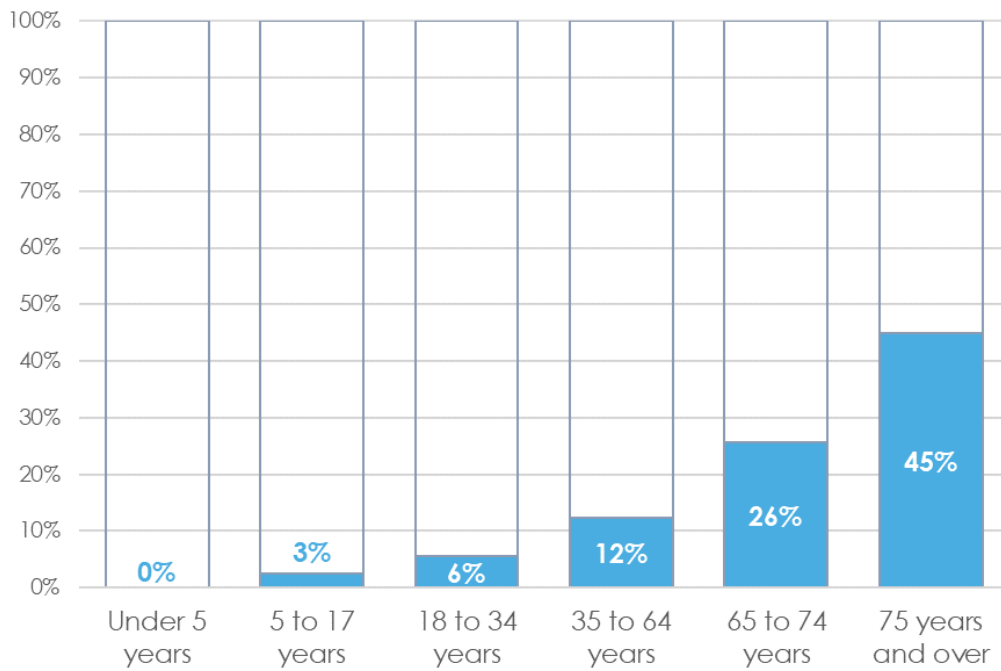
According to **Exhibit 6**, 12% of Washougal’s population in 2022 lives with a disability. This closely matches the proportion of Clark County’s population who lives with a disability, which is recorded as 13% in 2022. The most common disability is cognitive difficulty, followed by independent living difficulty and ambulatory difficulty. **Exhibit 7** further shows that older adults are more likely to be living with a disability. In 2022, 26% of Washougal’s adults aged 65 – 74 are living with a disability, as are 45% of adults 75 and older.

**Exhibit 6. Population by Disability Status, Washougal, 2022**



Source(s): American Community Survey, 2022; CAI, 2024.

**Exhibit 7. Disability by Age Group, Washougal, 2022**

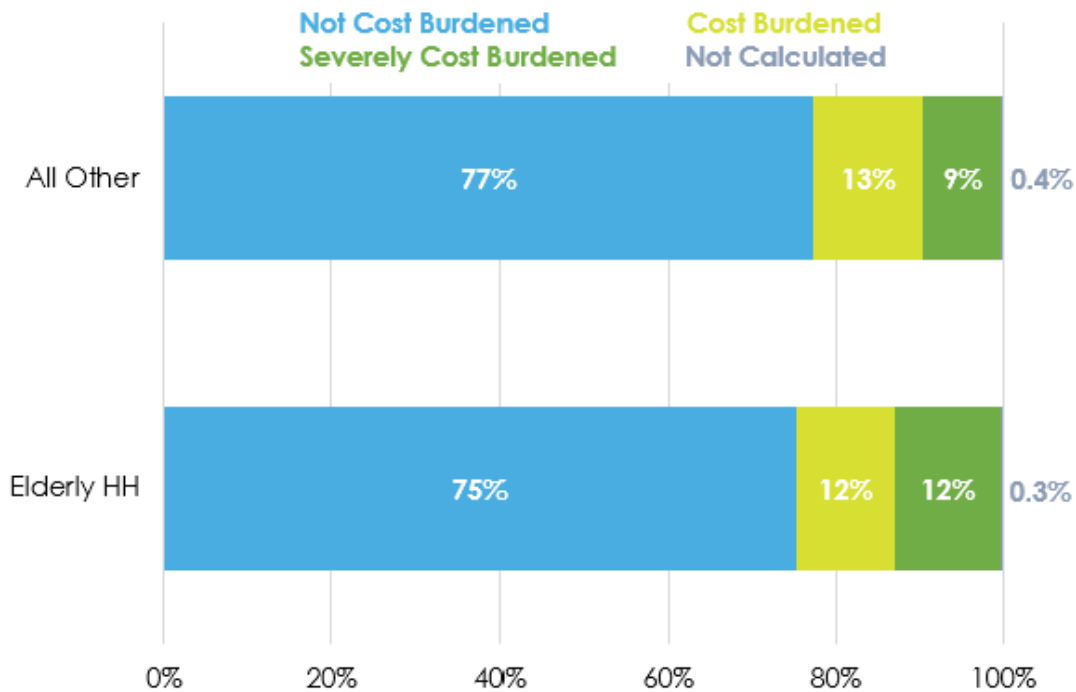


Source(s): American Community Survey, 2022; CAI, 2024.

The number of households that are cost-burdened, or spending too much of their income on housing, is an indicator of affordable housing need. HUD defines a household as “cost burdened” if they pay more than 30% of their gross household income for housing, and “severely cost burdened” if they pay more than 50% of their gross household income on housing.

Elderly households in Washougal have a slightly higher share of cost burdened and severely cost burdened households compared to all other Washougal households (**Exhibit 8**). Roughly 24% of elderly households pay more than 30% of their household income for housing compared to 22% of other households.

**Exhibit 8. Cost Burden for Elderly Households (62+), Washougal, 2020**



Source(s): HUD CHAS, 2016-2020; CAI, 2024.

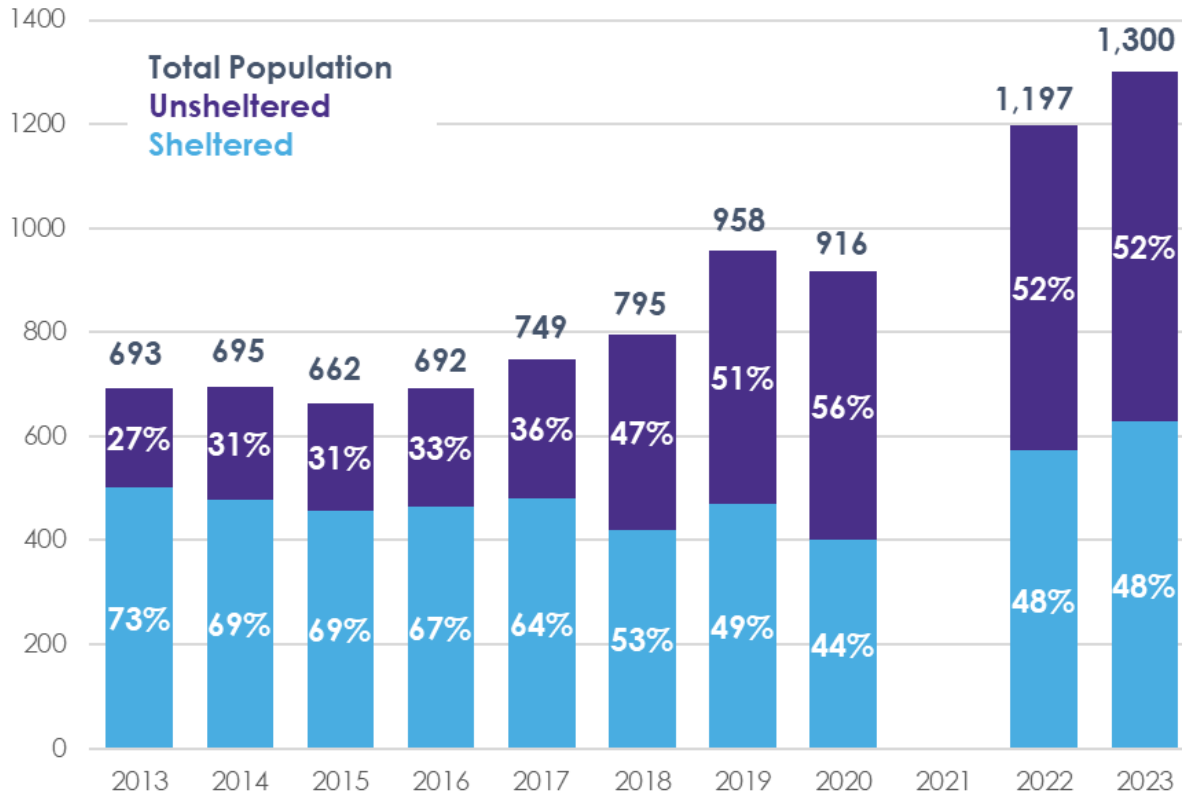
*Both the rate of homelessness and the number of homeless individuals have increased in Clark County over the past decade, a trend which may have been exacerbated by the COVID-19 pandemic. By the 2023 point-in-time count, there are 1,300 individuals experiencing homelessness.*

The Point-in-Time Count for Clark County conducted by the Council for the Homeless, displayed in **Exhibit 9**, shows that the population of people experiencing homelessness in Clark County has increased in the past decade, particularly since the COVID-19 pandemic. This count also shows that the compound annual growth rate of homelessness in Clark

County was 6% from 2013-2023, and 12% for 2020-2023. <sup>1</sup> More than half of Washougal's population experiencing homelessness in 2023 is unsheltered (52%).

### Exhibit 9. Point-in-Time Homeless Population, Sheltered and Unsheltered,

Clark County, 2013 - 2023



Source(s): Council for the Homeless Point-in-Time Count, 2013-2023; CAI, 2024.

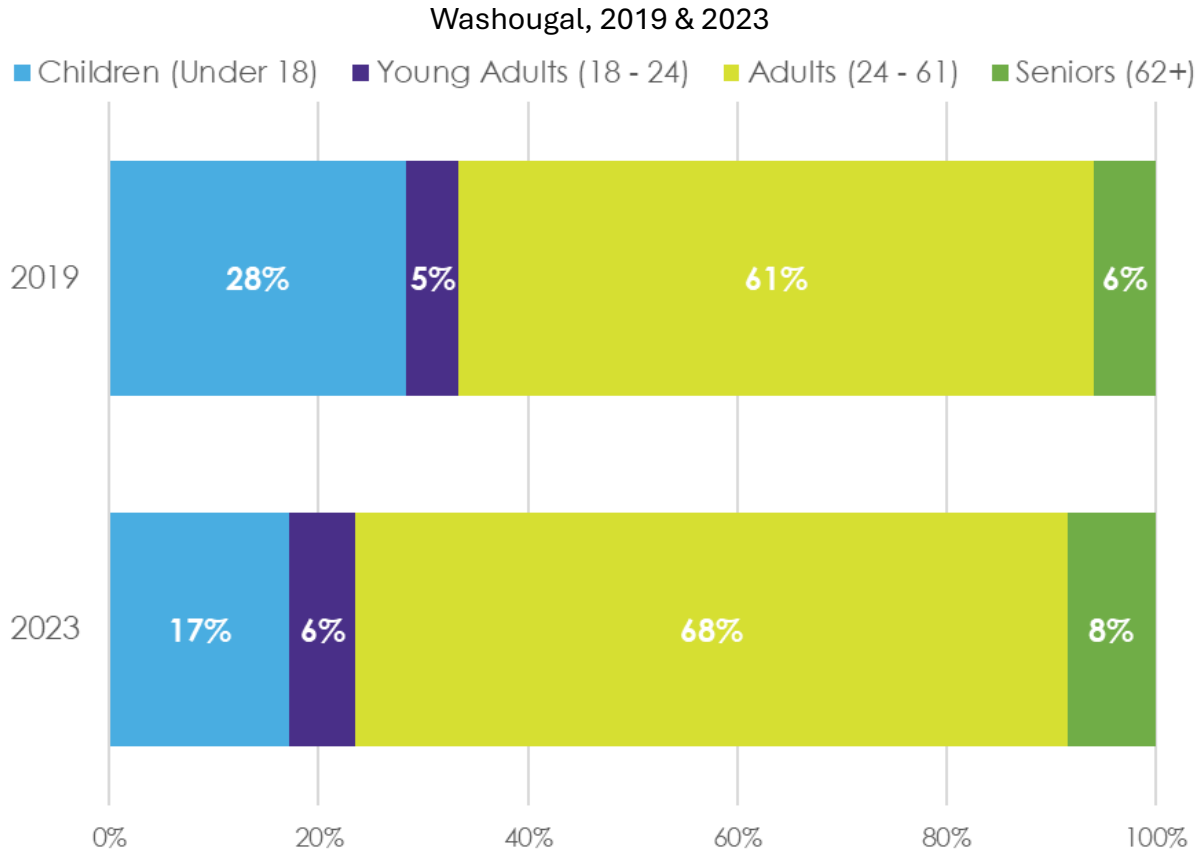
Note: Data not available for 2021, due to data collection disturbances related to COVID-19.

While the proportion of children experiencing homelessness has dropped by 18% since 2019, the proportion of seniors experiencing homelessness has increased by 93%.

The proportion of children experiencing homelessness has decreased greatly in Clark County from 2019 to 2023 (**Exhibit 10**). In 2023, 17% of all individuals counted during the homeless Point-in-Time were under 18 years old, less than the 22% in 2019. However, the proportion of seniors, or adults aged 62 and older, experiencing homelessness increased by 2% in this same time period.

<sup>1</sup> Point-in-Time count estimates may be lower than official estimates, reflecting the challenges of counting a large, geographically distributed unsheltered population over a 24-hour period.

### Exhibit 10. Point-in-Time Homeless Population by Age Group,



Source(s): Council for the Homeless Point-in-Time Count, 2019 & 2023; CAI, 2024.

## Household Characteristics

The characteristics and demographics of households also offer valuable insights into Washougal and its residents. Factors such as household size, tenure, and income may indicate demand for certain types, sizes, and styles of housing and help to describe the ability of Washougal's community to afford housing. Analyzing these household characteristics is a crucial step to enable the city to develop strategies to effectively meet evolving household needs.

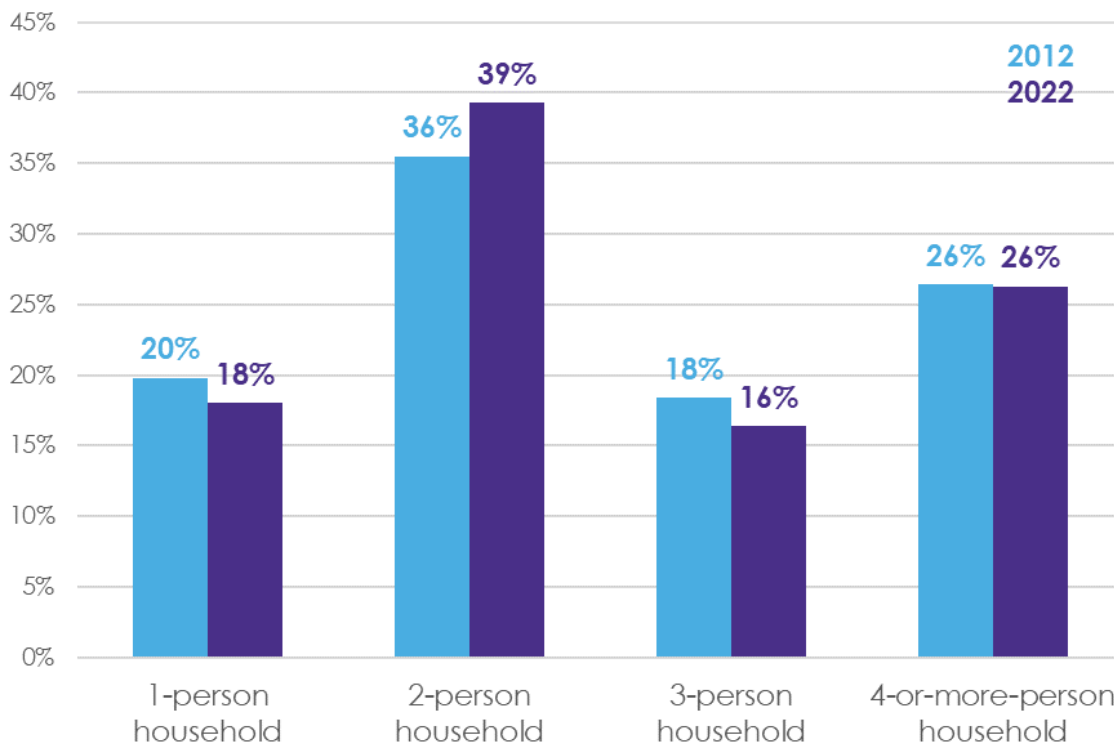
Household size is an important factor impacting housing needs. Larger households often seek homes with three or more bedrooms, while smaller households, such as singles and couples, may prefer smaller housing types such as townhomes, multiplexes, small-lot single-family homes, and cottages.

*For Washougal, the most common household size is two people, making up 39% of households. However, a little more than one-quarter of households in Washougal are*

*comprised of four or more persons, and Washougal's average household size is larger than that of Clark County (2.79 compared to Clark County's 2.65).*

In Washougal, couples, or 2-person households, are most common, making up 39% of households in 2022 (**Exhibit 11**). This represents an increase of 3% in this category since 2012. The next largest grouping is large households with 4 or more people at 26%. The average household size in Washougal in 2022 was 2.79, which is high compared to Clark County's average household size of 2.65 in 2022.

**Exhibit 11. Household Size, Washougal, 2012 & 2022**



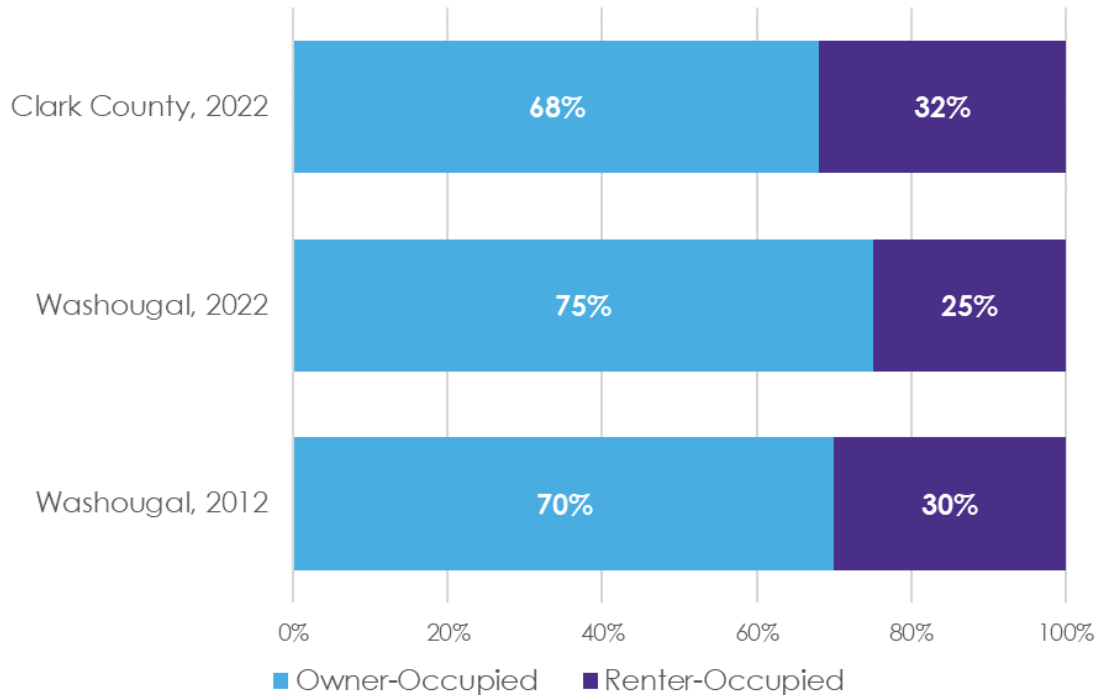
Source(s): American Community Survey, 2012 & 2022; CAI, 2024.

*In 2022, three-quarters of households in Washougal own their homes, a higher proportion than the city showed in 2012 (70%) and a higher proportion than is seen in Clark County (68%).*

A healthy housing market includes a mix of both ownership and rental housing types to meet the needs of a diversity of households and income levels.

As of 2022, three quarters of all households in Washougal are homeowners, compared to one quarter of households who are renting (**Exhibit 12**). The proportion of homeowners in Washougal in 2022 is higher than it was in 2012, when it was 70%. This value is also higher than the proportion of households in Clark County who are homeowners in 2022, 68%.



**Exhibit 12. Housing Tenure, Clark County and Washougal, 2012 & 2022**

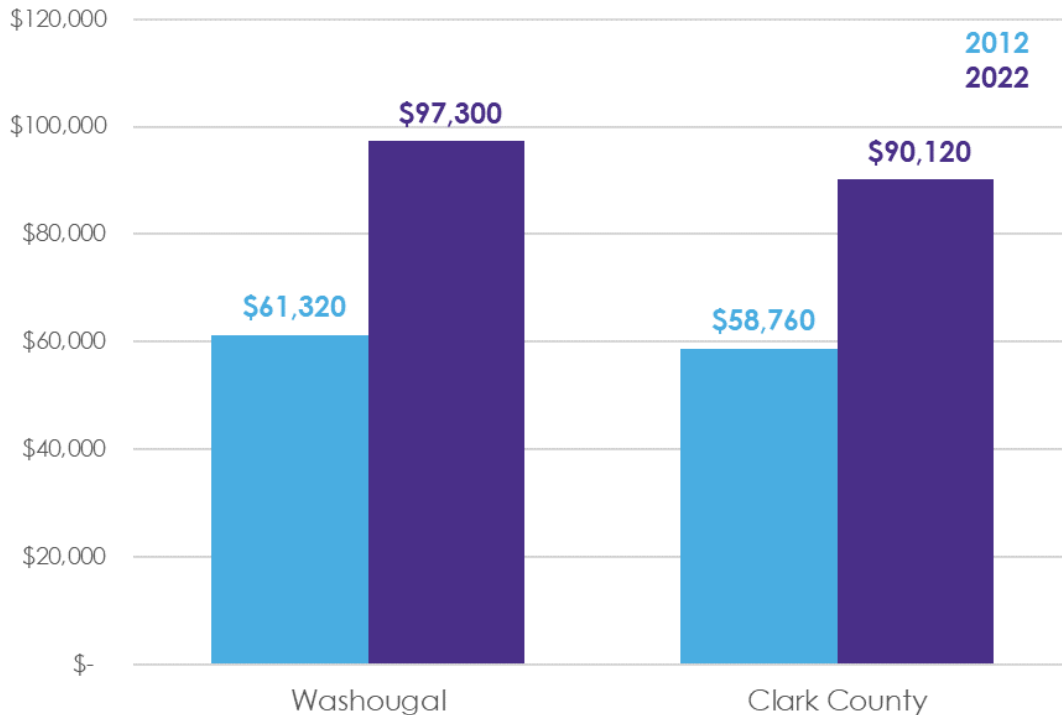
Source(s): American Community Survey, 2012 & 2022; CAI, 2024.

Household income can also be an indicator for people's ability to afford a home. The median household income, where half the residents earn more and half earn less, is useful for comparing with other areas or with median home values. Analyzing the geographic distribution of income can highlight disparities within the community.

*Following national trends, median household incomes in Washougal have increased in the past decade and are generally higher than those in Clark County (\$97,300 in 2022 compared to Clark County's \$90,120).*

Compared with Clark County, Washougal's median household income was higher in 2012 and in 2022 (**Exhibit 13**). In 2022, Washougal's median household income was a little over \$97,000, over \$7,000 greater than Clark County's. The city's median household income increased by compound annual growth rate (CAGR) of 4.7% in the decade between 2012 and 2022. Clark County's median household income grew at a slightly lower CAGR of 4.4%.

**Exhibit 13. Median Household Income, Washougal and Clark County,**  
2012 & 2022

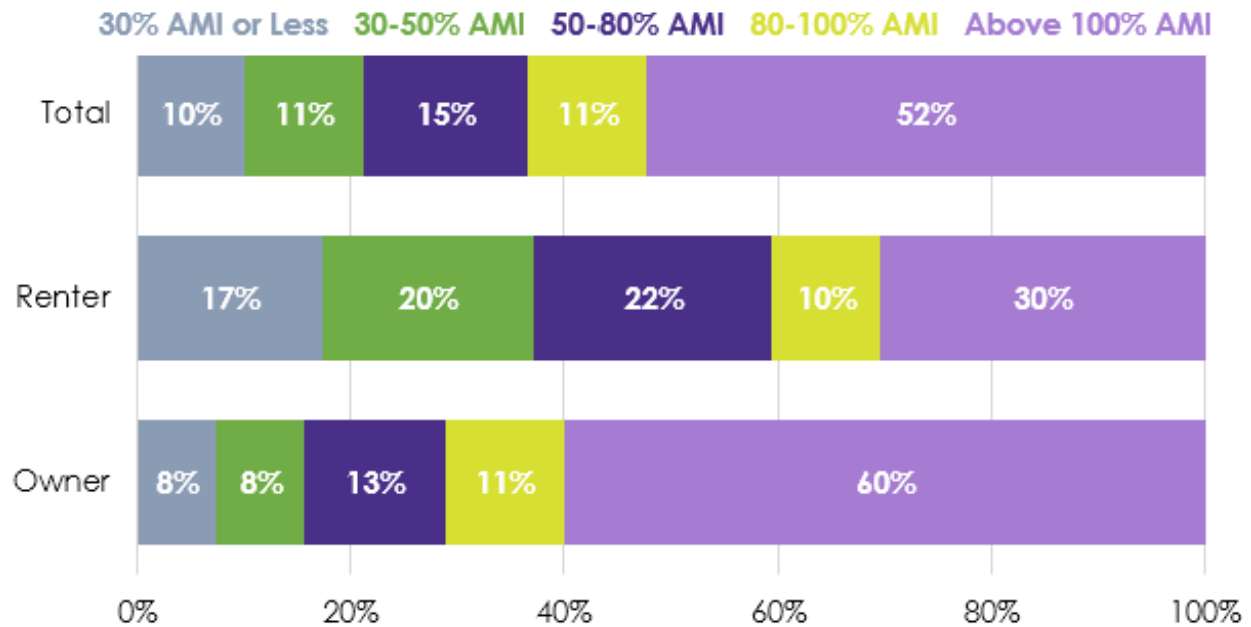


Source(s): American Community Survey, 2012 & 2022; CAI, 2024.

*In 2022, more than half (52%) of households in Washougal earn incomes that are higher than the Area Median Income (AMI). Renters are much more likely to fall into lower income brackets than homeowners.*

In 2022, approximately 63% of all households in Washougal are moderate- to high-income, earning more than 80% of the AMI (**Exhibit 14**). On the other hand, 21% of households in Washougal are very low-income, earning between 30% and 50% AMI, or extremely low-income, earning 30% AMI or less.

Among owner-occupied households, 71% earn above 80% AMI, compared to 40% of renter-occupied households. Furthermore, there is a significantly higher proportion of extremely low-income households among renters (37%) than among homeowners (16%). Renter households also have a significantly higher share of extremely low-income households – 17% compared to 8% of owner households.

**Exhibit 14. Percentage of Households by AMI and Tenure, Washougal, 2020**

Source(s): HUD CHAS, 2016-2020; CAI, 2024

## Employment and Commuters

Understanding Washougal's workforce profile and commuting trends provides valuable insights into current and future housing needs. The jobs-to-housing ratio and commuting patterns can indicate how many people live and work within the city. If many workers commute into Washougal, it may suggest a shortage of housing or insufficient housing options that match the needs and affordability levels of the workforce.

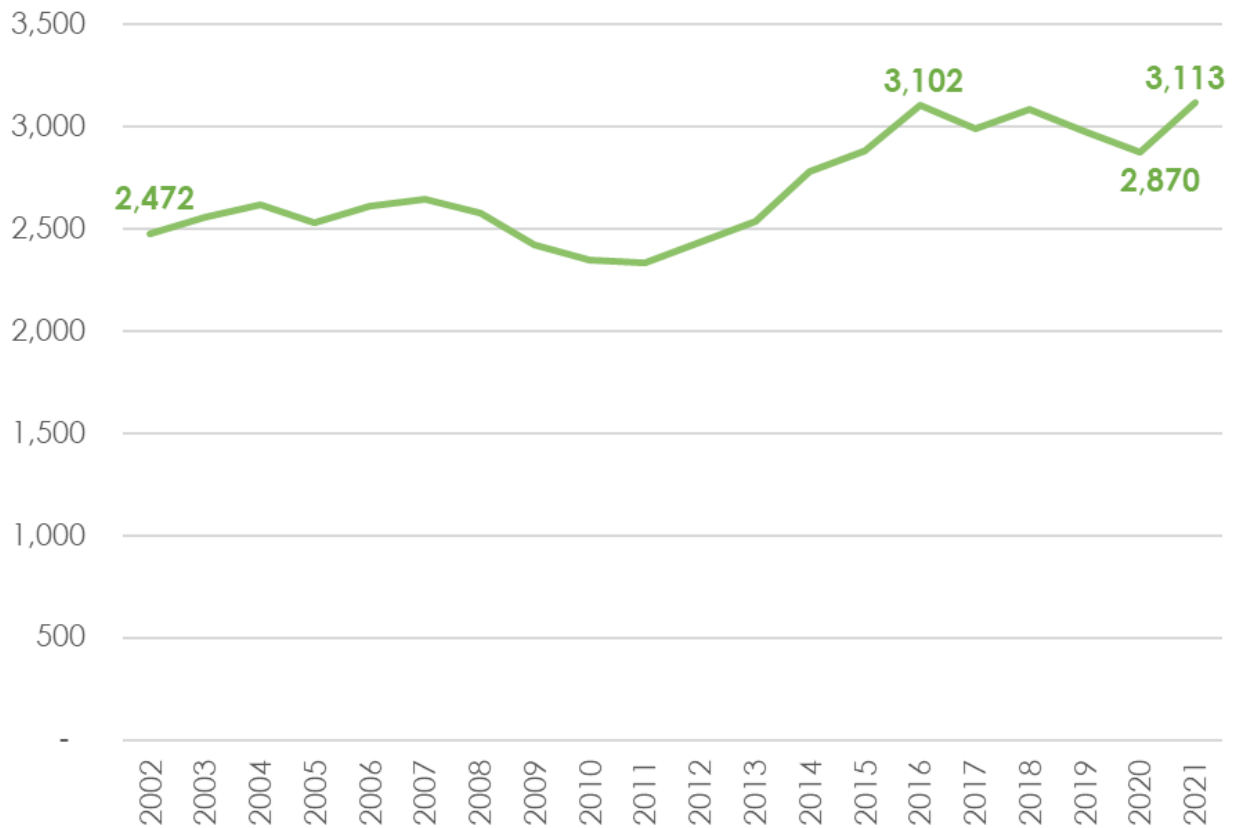
*Employment has increased in Washougal at a compound annual growth rate of 3.7% from 2010-2023, which is higher rate than Washougal's overall population has grown (with a CAGR of 1.7% from 2010-2023).*

**Exhibit 15** shows historic employment in Washougal, increasing from 2,472 jobs in 2022 to 3,113 jobs in 2021. The trend for employment growth in Washougal was interrupted in two instances – the first instance occurred in the years following the market crash in 2008, and the second corresponds with the COVID-19 pandemic in 2020. In 2021, employment in Washougal reached a new high for employment, signifying that employment recovered quickly from the pandemic.

According to the Clark County adopted Growth Management Act employment growth targets, Washougal is estimated to have about 3,770 existing jobs as of 2023. The city is further expected to add 2,961 net new jobs by 2045 to reach a total employment of 6,731.

This projection represents a slower growth rate for employment than the city has experienced over the past decade – at a 1.6% average annual growth rate from 2023 to 2045, compared to 4.7% from 2010 to 2023.

**Exhibit 15. Total Historic Employment, Washougal, 2002-2021**



Source(s): U.S. Census OnTheMap, 2002-2021; CAI, 2024.

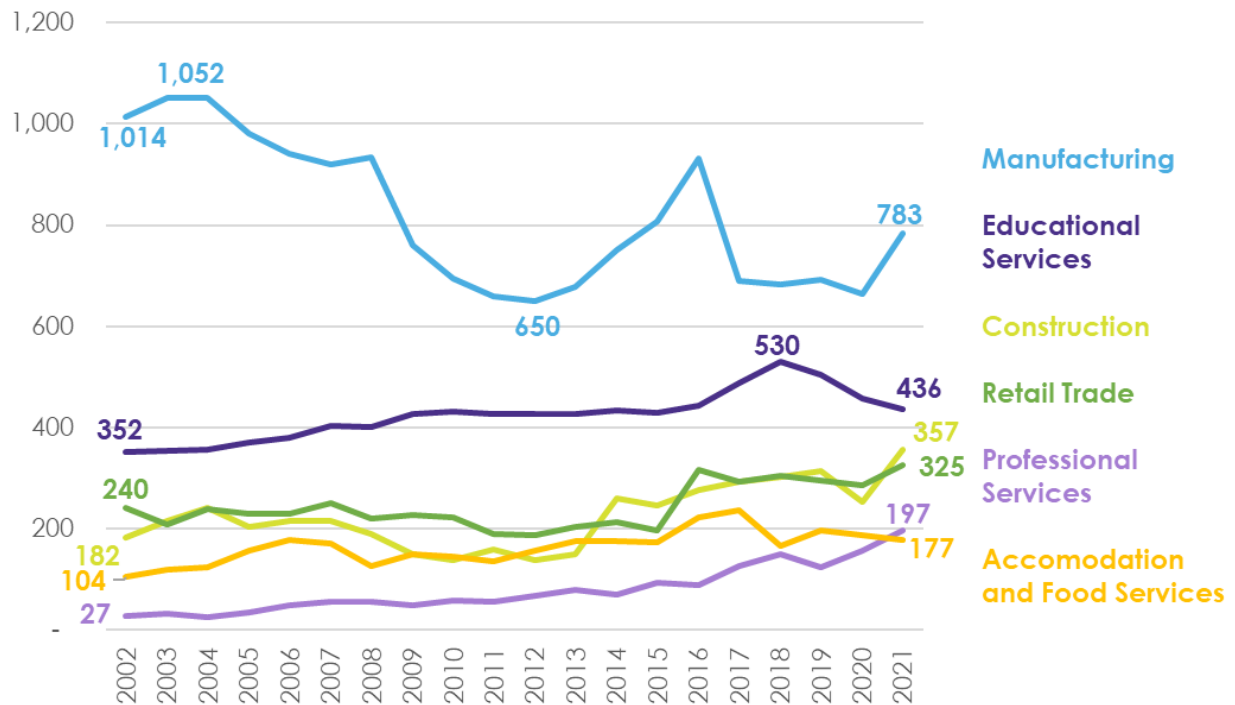
*Historically, Washougal's top industries for employment are manufacturing and educational services. While manufacturing has been trending slightly downwards over time, it has recently seen some modest increases in employment. Washougal's fastest growing industry is professional, scientific, and technical services.*

**Exhibit 16** shows Washougal's top industries for employment, from 2002 – 2021.

Manufacturing, Washougal's long-time top industry for employment, has generally trended downwards since 2004, at a compound annual growth rate of -1.4%. However, a recent spike in manufacturing employment brings the total up to 783 jobs in 2021. Educational services, the second highest employing industry in Washougal saw steady growth pre-pandemic, reaching a peak of 530 jobs before dropping to reach 436 by 2021. Washougal's fastest growing industry is professional, scientific, and technical services, with a CAGR of 11% from 2002-2021.

Other fast-growing industries in Washougal are Health Care and Social Assistance (with a CAGR of 6.2% from 2002-2021) and Wholesale Trade (with 5.3%). The fastest declining industry in Washougal is transportation and warehousing, with a CAGR of -2.1% from 2002 – 2021.

**Exhibit 16. Historic Employment in Top Industry Sectors,**  
Washougal, 2002 - 2021

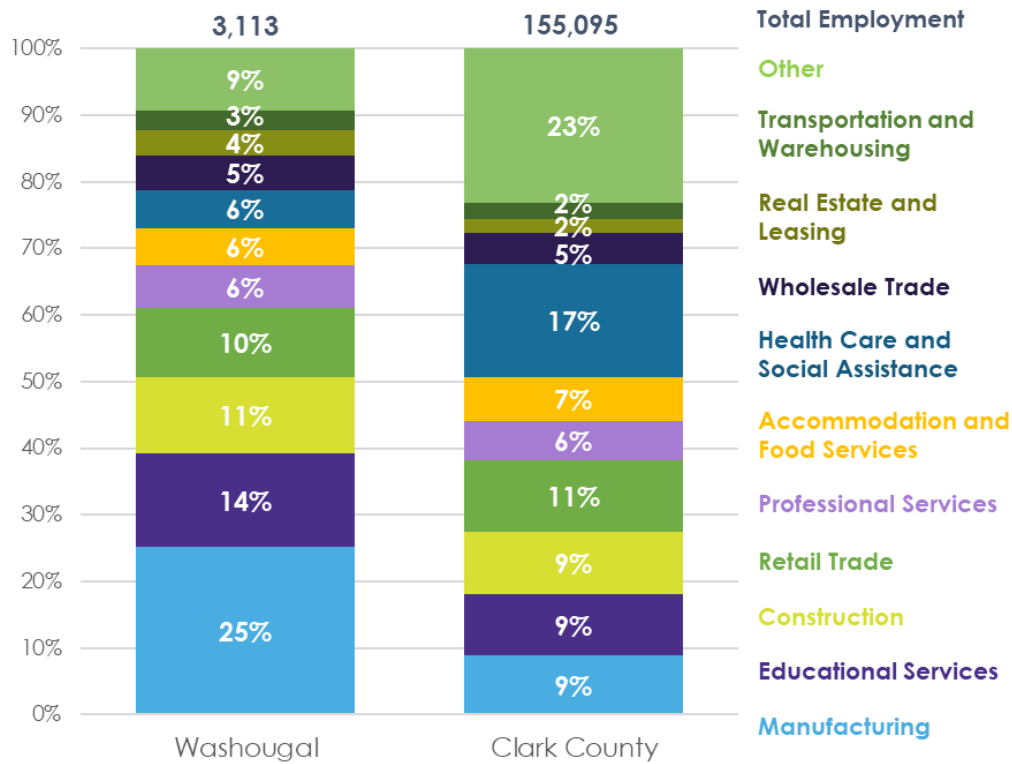


Source(s): U.S. Census OnTheMap, 2002-2021; CAI, 2024.

*Washougal and Clark County both have a diverse pool of employment across many industries. Countywide, the health care and social assistance sector accounts for a larger share of total employment (17%) than it does locally in Washougal (6%), which may suggest opportunities for employment growth in these industries in the city.*

In 2021, both Washougal and Clark County’s employment is fairly diverse. However, there is a much higher proportion of manufacturing jobs in Washougal (25%) than there is in Clark County (9%) (**Exhibit 17**). In contrast, Clark County’s top industry by employment is health care and social assistance (17%), which only makes up 6% of employment in Washougal. Clark County also has a much larger “Other” category, which is mostly made up of jobs in either administration (5.4%), finance and insurance (4.0%), public administration (3.1%), or other services (3.0%).

**Exhibit 17. Employment Share by Industry, Washougal and Clark County, 2021**



Source(s): U.S. Census OnTheMap, 2021; CAI, 2024.

American Community Survey estimates, summarized by the Census Bureau and LEHD Origin-Destination Employment Statistics, provides a comparison of income for people of working age who are living in Washougal versus people who are working in Washougal. According to estimates from 2021, the proportion of Washougal residents making an income less than \$1,250 a month, or less than \$15,000 annually, is very similar to that of Washougal workers, with both showing 11%. However, for the proportion of Washougal residents making more than \$3,333 per month, or almost \$40,000 a year, the proportion is slightly higher for Washougal residents than it is for Washougal workers, at 63% and 59% respectively (**Exhibit 18**).



**Exhibit 18. Income Estimates for Residents and Employees,**

Washougal, 2021

| Income Estimate              | Residents |     | Workers |     |
|------------------------------|-----------|-----|---------|-----|
|                              | Count     | (%) | Count   | (%) |
| \$1,250 per month or less    | 828       | 11% | 333     | 11% |
| \$1,251 to \$3,333 per month | 1,873     | 26% | 932     | 30% |
| More than \$3,333 per month  | 4,637     | 63% | 1,848   | 59% |

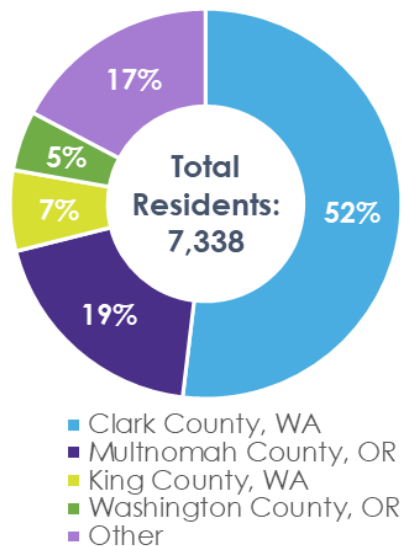
Source(s): U.S. Census OnTheMap, 2021; CAI, 2024.

*More than 90% of Washougal residents commute to work outside of the city. On the other hand, 19% of Washougal's workers are also residents of Washougal, leaving 81% of Washougal's workers commuting in from outside of the city. Those commuting to Washougal for work are largely from Clark County (70%).*

In 2021, more than half (52%) of all Washougal residents who work are working somewhere inside of Clark County (**Exhibit 19**). However, only 8% of Washougal residents work in Washougal itself. 25% of Washougal residents work in Vancouver, 16% work in Portland, and 9% work in Camas. The second most common county for Washougal residents to work in is Multnomah County, OR (19%).

**Exhibit 19. Where Washougal Residents Work, 2021**

| Place            | Total Jobs | (%)       |
|------------------|------------|-----------|
| Vancouver        | 1,799      | 25%       |
| Portland         | 1,184      | 16%       |
| Camas            | 691        | 9%        |
| <b>Washougal</b> | <b>605</b> | <b>8%</b> |
| Seattle          | 215        | 3%        |
| Gresham          | 130        | 2%        |
| Hazel Dell CDP   | 115        | 2%        |
| Hillsboro        | 103        | 1%        |
| Longview         | 93         | 1%        |
| Beaverton        | 84         | 1%        |
| Other            | 2,319      | 32%       |

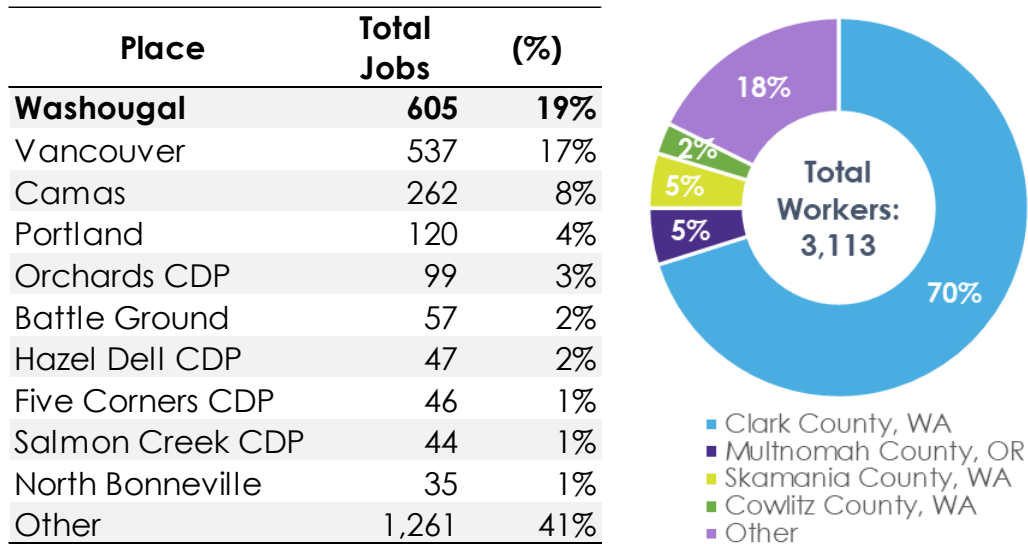


Source(s): U.S. Census OnTheMap, 2021; CAI, 2024.

On the flip side of this coin, **Exhibit 20** shows where the workers of Washougal reside, or where they are commuting from for work. The largest proportion of Washougal's workers (19%), come from Washougal itself. Further, 70% of Washougal's workers reside

somewhere inside of Clark County. 17% of Washougal’s workers commute to work in Washougal from Vancouver, 8% commute from Camas, and 4% commute from Portland. The large proportion of workers who live outside of the city suggests that many of the city’s workers either may not be able to afford suitable housing inside the community or the available housing may not meet their needs or preferences.

**Exhibit 20. Where Washougal Workers Live, 2021**

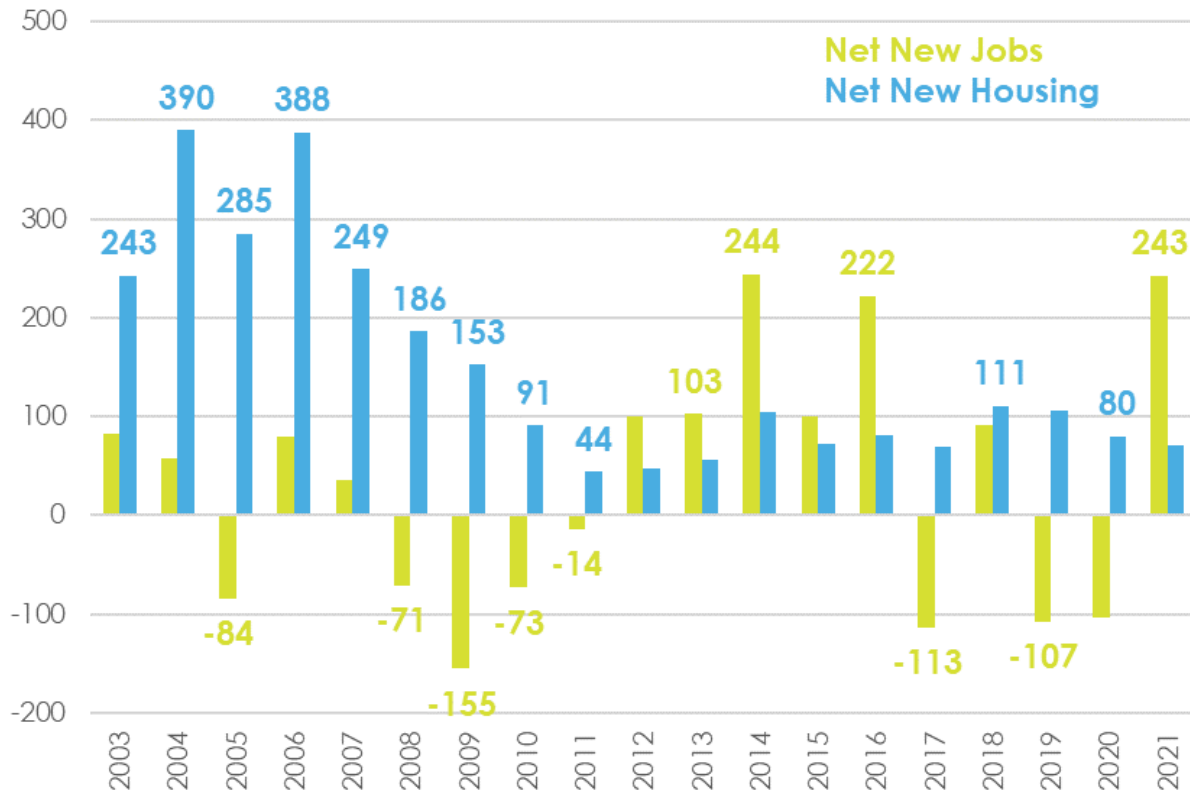


Source(s): U.S. Census OnTheMap, 2021; CAI, 2024.

*Housing production has long outpaced job growth in Washougal, leading the city to have a much lower jobs-to-housing unit ratio (0.48) compared to Clark County as a whole (0.78).*

Housing production in Washougal has far outpaced the growth in jobs between 2002 and 2021. While employment grew by 641 jobs during this period, the number of housing units grew by 2,827 (**Exhibit 21**). Therefore, Washougal gained 0.2 net new jobs for every one net new housing unit from 2002-2021.

From 2002 to 2010, the annual net delivery of housing units frequently exceeded 100 units. During this time, job growth was modest, often experiencing small net increases of less than 100 jobs or net decreases, with the most significant job loss occurring in 2009 with a reduction of 155 net jobs. Post-2011, job growth accelerated in Washougal, peaking in 2014 with an addition of 244 net new jobs. In contrast, housing unit production decreased, fluctuating between a high of 111 and a low of 44 net new units annually.

**Exhibit 21. Net Gain/Loss of Jobs and Housing, Washougal, 2000 – 2023**

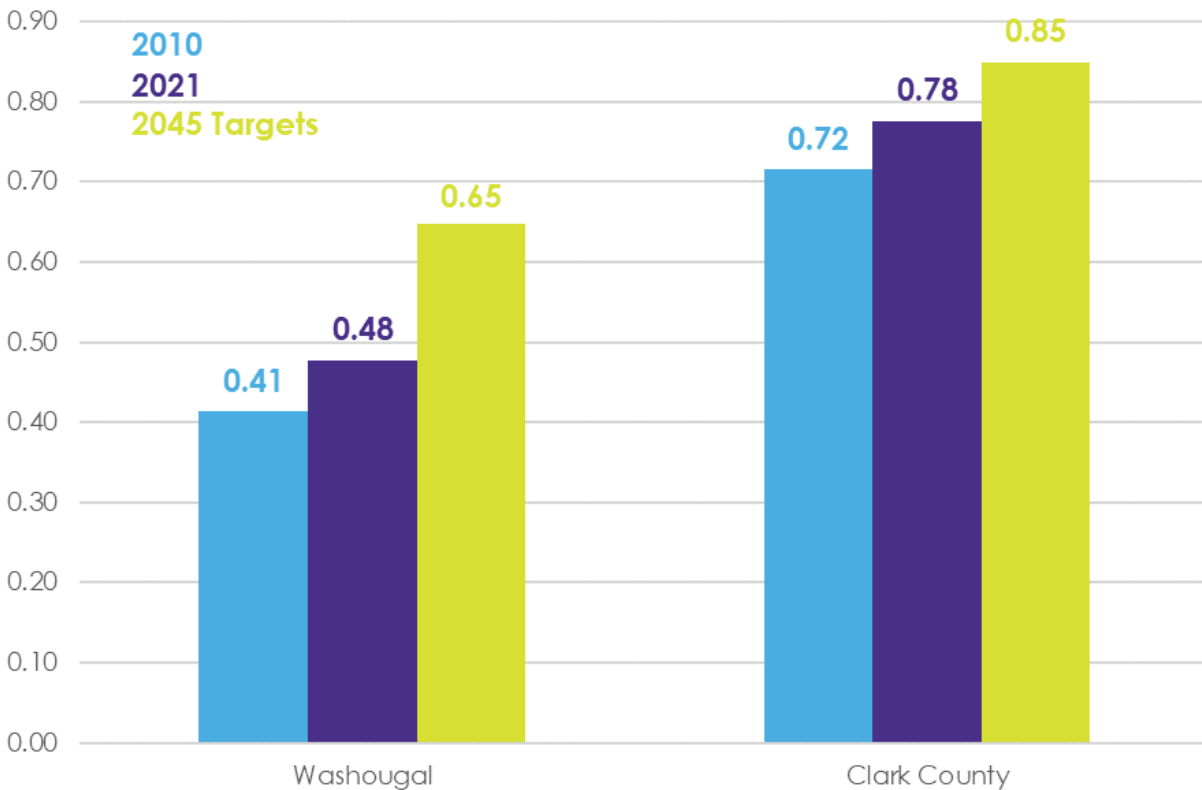
Source(s): Washington Office of Financial Management, 2003, 2016 & 2024; U.S. Census OnTheMap, 2002-2021; CAI, 2024.

The jobs-to-housing unit ratio is a metric to assess the balance between employment opportunities and available housing within a specific area. It is calculated by dividing the number of jobs in a region by the number of housing units in that same region. A ratio less than 1 indicates that there are fewer jobs compared to housing units, which might suggest that the area is more residential in nature.

In 2010, there were 0.41 jobs for every housing unit in Washougal (**Exhibit 22**). The ratio of net new jobs to net new housing units increased slightly by 2021, reaching 0.48.

Comparatively, Clark County consistently exhibited a higher job-to-housing unit ratio, increasing from 0.72 in 2010 to 0.78 in 2021. This exhibit further uses employment and housing targets adopted by Clark County and allocated to its cities at the end of spring, 2024, to calculate the jobs-to-housing unit ratio for 2045. For both Clark County and Washougal, the jobs-to-housing unit ratio is expected to increase by 10% for Clark County and by 36% for Washougal.

**Exhibit 22. Jobs to Housing Unit Ratio, Washougal and Clark County,**  
2010, 2021, & 2045



Source(s): U.S. Census OnTheMap, 2010 & 2021; Washington Office of Financial Management, 2003, 2016 & 2024; Clark County 2025 Population, Housing and Employment Allocation, 2024; CAI, 2024.

## Current Housing Patterns and Supply

This section analyzes Washougal's current housing stock and market conditions, comparing them with regional trends. Although Washougal's housing policies and programs apply exclusively to its own territory, many of its housing commitments and strategies are influenced by broader regional factors and interjurisdictional considerations.

### Housing Stock

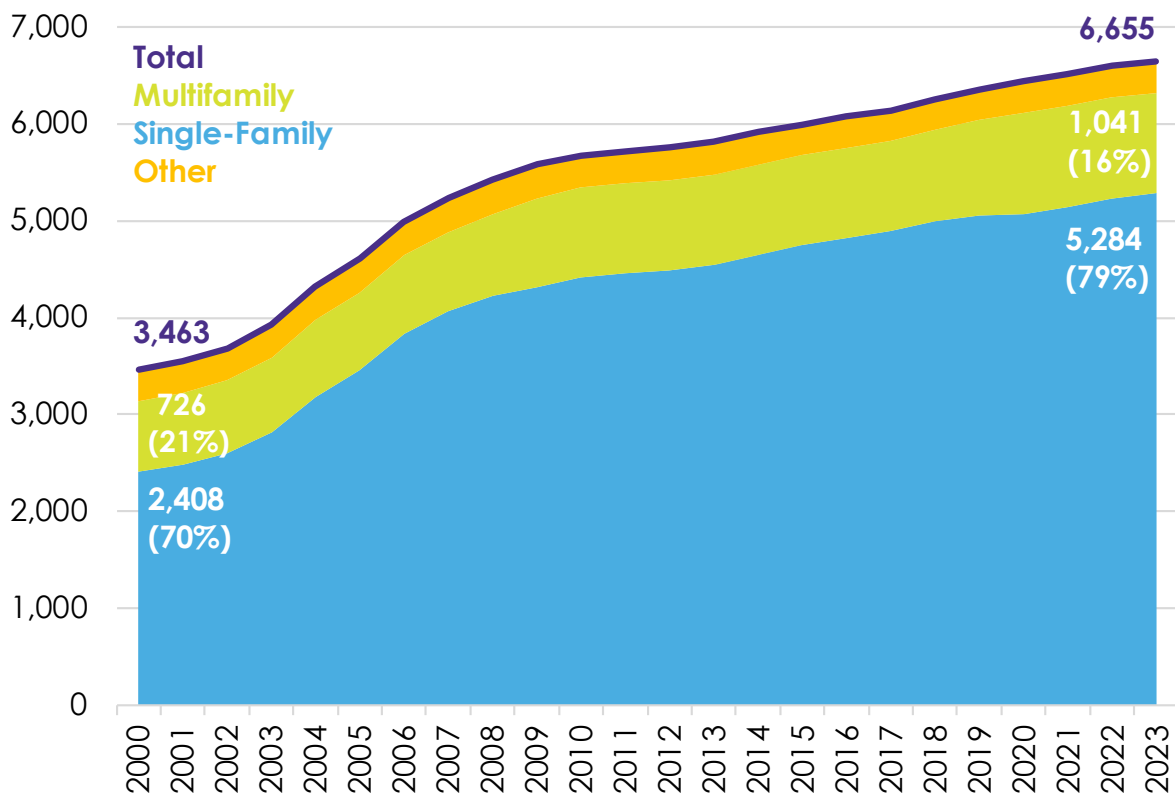
The purpose of this section is to describe Washougal's current housing stock, emphasizing characteristics such as type, size, and tenure. These characteristics are often compared to those of Washougal households to assess how well the current housing meets residents' needs. The analysis also addresses the housing needs of special populations within the community.

*Washougal's single-family home production has outpaced that of multi-family homes since 2000. By 2023, 79% of all housing units are single unit detached. This distribution suggests that there may be a need for greater diversity in Washougal's housing stock, to better meet the needs of the city's diverse community.*

As of 2023, Washougal has 6,655 housing units, 79% of which are single, detached units, otherwise known as single-family homes. Compared to Clark County, Washougal has a higher share of single-family homes. Roughly 67% of Clark County's housing stock is made up of single-family homes. Of the 3,192 new housing units built in Washougal since 2000, 2,877 of them (or 90%) were single family homes. The 'Other' category includes mobile homes and special housing units. These made up 10% of Washougal's total housing stock in 2000 but have since decreased to 5% of total housing units in the city (**Exhibit 23**).

**Exhibit 23. Housing Units by Number of Units in Structure,**

Washougal, 2000 -2023



Source(s): Washington Office of Financial Management, 2003, 2016 & 2024; CAI, 2024.

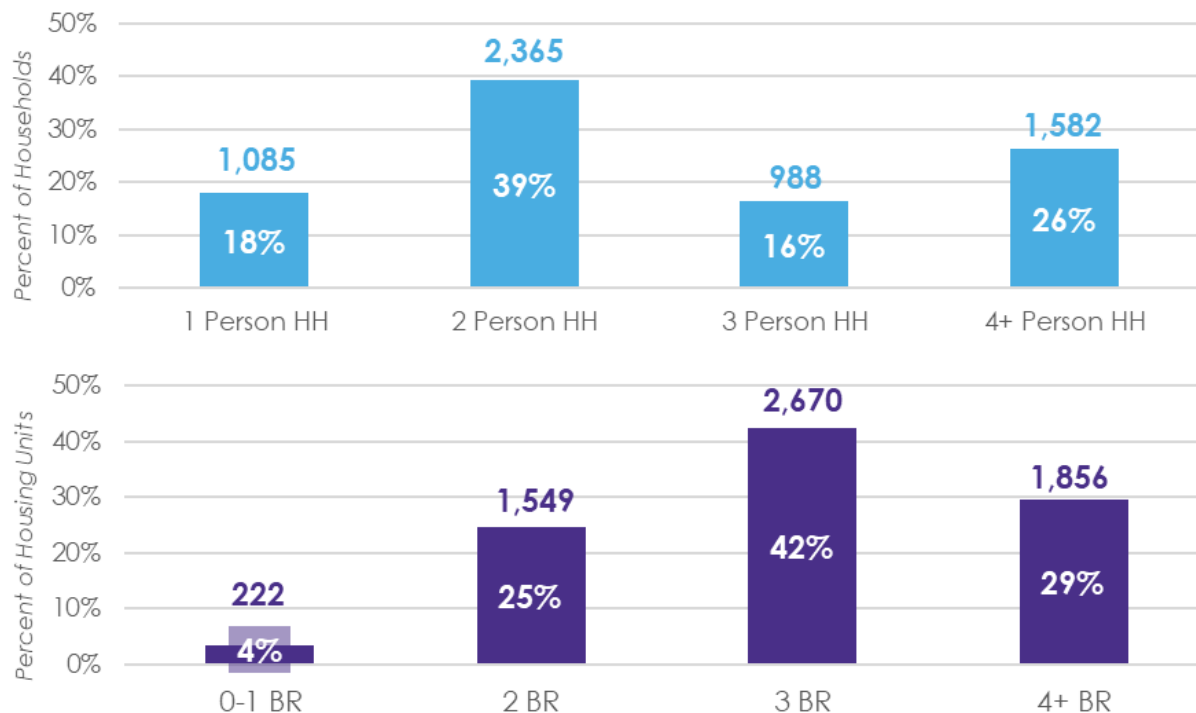
*There is a mismatch between the size of housing units offered in Washougal's existing housing stock, and the size of Washougal's households. More than 70% of Washougal's housing units have three or more bedrooms, yet the majority (57%) of the households have only one or two members.*

**Exhibit 24** compares the distribution of household size (the number of individuals living in Washougal households) with that of housing unit size (the number of bedrooms in Washougal housing units). Washougal has an average household size of 2.79 individuals per housing unit. More than half of Washougal households (57%) are made up of 1 or 2 people. However, the majority of housing units in Washougal are built for larger households. Housing units in Washougal are generally large, with 71% of housing units having 3 bedrooms or more. Only 4% of Washougal's housing stock, or 222 units, have 1-bedroom or less (studios), compared to 1,085 households in Washougal with only 1 person.

This may indicate single workers or small families seeking to live in Washougal, or existing households, such as retirees, who may wish to downsize their home and stay in the community may find it difficult to access smaller format housing. This also indicates that a portion of one- and two-person households likely live in a housing unit with at least one unoccupied bedroom, which may reduce the number of larger homes available for larger households. Larger households take many different forms and could include households with large family sizes, multigenerational households, families doubling-up to save money, or other situations.

#### Exhibit 24. Comparison of Distributions of Housing Unit Size

and Household Size, Washougal, 2022



Source(s): American Community Survey, 2022; CAI, 2024.



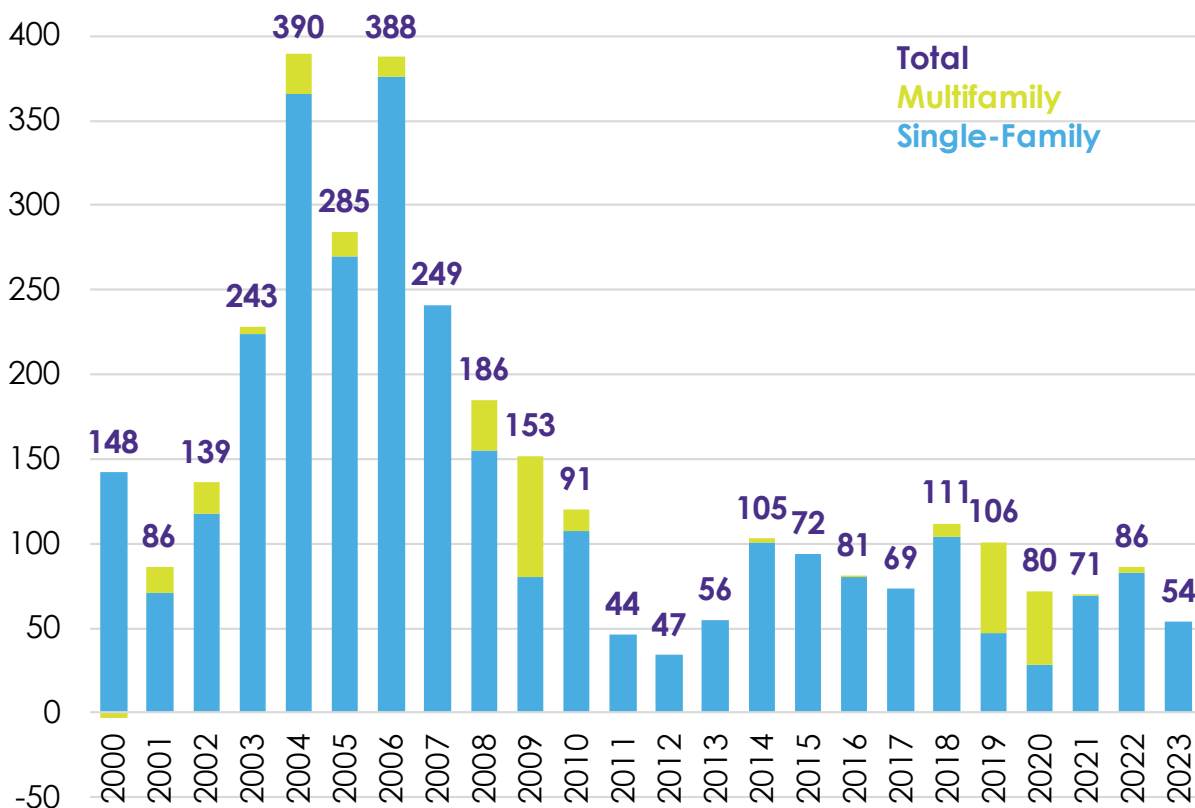
## Housing Market Conditions and Trends

Indicators like housing unit production, home values, rental costs, and vacancy rates offer crucial insights into the health and competitiveness of the local housing market. They can also highlight potential gaps in housing inventory or types.

*Washougal has steadily increased its housing stock, adding 3,340 housing units between 2000 and 2023. Most of these new units were single-family units.*

**Exhibit 25** shows the annual net change in housing units in Washougal. Washougal's housing stock increased by 3,340 units since 2000, with the majority (3,018) of added units falling into the single-family housing type and only 312 units in the multifamily housing type. Housing production was largely higher before 2010, though some added units in years like 2003 or 2007 are attributable to annexations. Housing production decreased dramatically following 2010, consistent with national trends associated with the 2008 financial crisis. For the years 2011 and beyond, the highest annual value for net gain of housing units was 111, in 2018. 2019 and 2020 represent the only years in this time period where multifamily housing deliveries outnumbered single family unit deliveries.

**Exhibit 25. Net Change in Housing Units by Year, Washougal, 2000 – 2023**

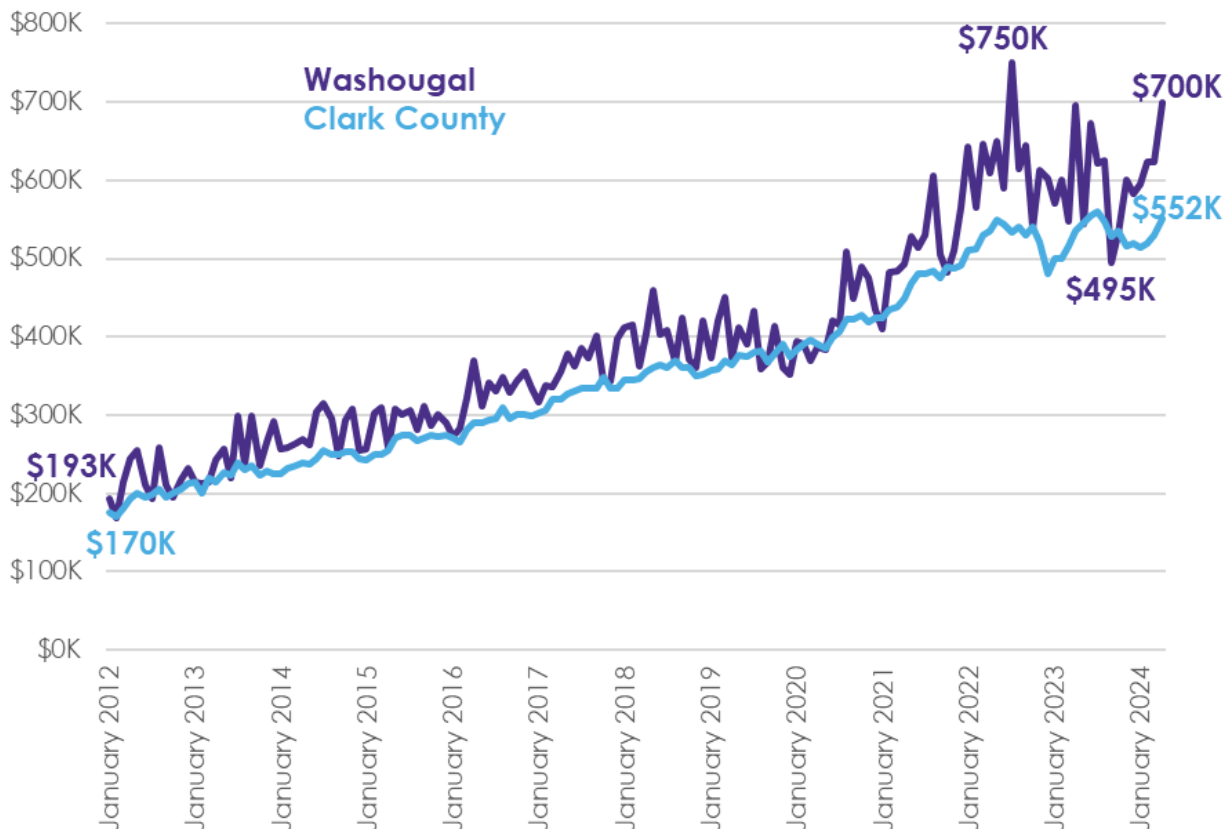


Source(s): Washington Office of Financial Management, 2003, 2016 & 2024; CAI, 2024.

*Following national trends, housing prices in Washougal have increased. The median home value in Washougal increased by more than 260% from 2012 to 2024, reaching approximately \$700K. The median home price across Clark County is \$552K, which has increased by 215% during the same time period.*

As of April 2024, the median home value in Washougal was \$700K (**Exhibit 26**). This represents an increase of more than 260% since 2012, although the most current home values are down from a peak of \$750K in July of 2022. Washougal has historically had higher median home values than Clark County as a whole, although the county has followed a similar trend of appreciating home values. The median home value in Clark County in April 2024 was \$552K, a 215% increase since 2012. Washougal's home values grew by a compound annual growth rate (CAGR) of 11%, while countywide home values increased at a 10% CAGR.

**Exhibit 26. Median Home Value, Washougal and Clark County, 2000 – 2023**



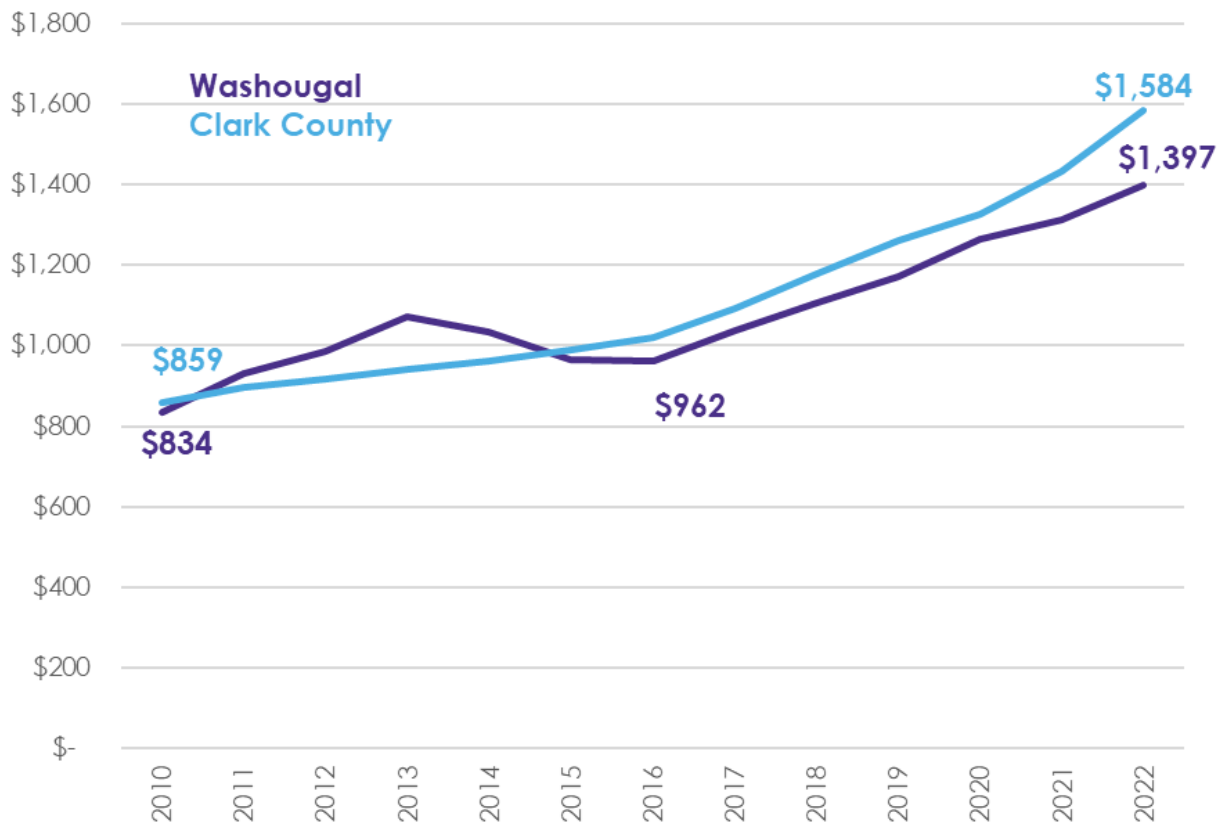
Source(s): Redfin, 2024; CAI, 2024.

*In contrast, rental prices in Washougal have increased at a slower rate, offering more affordable housing options for Washougal residents on average than even the county. Monthly average rents increased in Washougal by 68% since 2010 to reach \$1,397 per*

*month in gross rent in 2022. In comparison, Clark County's rental prices increased more (by 84%), reaching \$1,584 per month.*

Average rents in Washougal have also steadily increased since 2010 (**Exhibit 27**). From 2010 to 2022, rents in Washougal increased from \$834 monthly to \$1,397 which represents a compound annual growth rate (CAGR) of 4.4% and overall increase of 68%. By 2022, Washougal's median rent is slightly lower than that of Clark County. Rents in Clark County increased at a comparable CAGR of 5.2% from 2010 to 2022, making an overall increase of 84%. As rents rise, fewer higher-income renters will be able to build sufficient savings to purchase homes.

**Exhibit 27. Median Gross Rent, Washougal and Clark County, 2010 – 2022**



Source(s): American Community Survey, 2010-2022; CAI, 2024.

*Vacancy rates in both Washougal and Clark County are low in 2022, with homeownership rates at less than 1%, and vacancy rates at 2.5% and 4.5% respectively.*

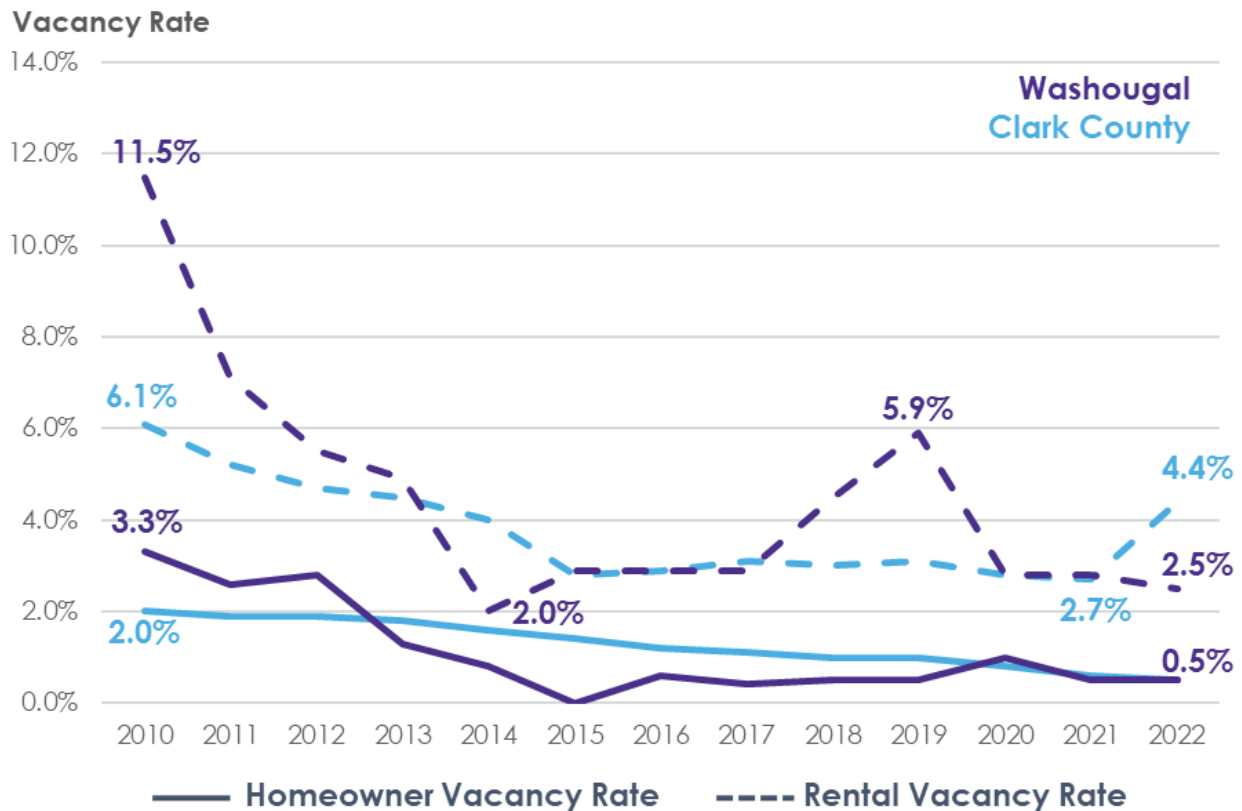
Vacancy rates are another valuable indicator of housing supply and demand. Communities with low vacancy rates might face a limited housing supply and insufficient housing production to meet demand. Conversely, high vacancy rates could indicate an oversupply of housing, decreased desirability of an area, or low demand. Ideal vacancy rates vary

between ownership and rental properties. Over the long term, average vacancy rates for rental housing typically range from 7-8%.

Rental vacancies in Washougal dropped from a high of 11.5% in 2010 to a low of 2.0% in 2014 (Exhibit 28). Since then, rental vacancy has hovered around 2-3%, with a small spike to 5.9% in 2019. By 2022, rental vacancy had dropped back down to 2.5%. Rental vacancies in Clark County steadily decreased from 6.1% in 2010 to 2.7% in 2021. Since then, rental vacancy rates in Clark County have jumped up to 4.4% in 2022.

Homeowner vacancies for both Washougal and Clark County are lower than rental vacancies. Washougal's homeowner vacancy, recorded at 3.3% in 2010, dropped to no vacancies in 2015. Between 2015 and 2022, Washougal's homeowner vacancy fluctuated around 1%, landing at 0.5% in 2022. Clark County's homeowner vacancy rate steadily decreased from 2.0% in 2010 to 0.5% in 2022.

**Exhibit 28. Homeowner and Rental Vacancy Rates, Washougal and Clark County, 2010 – 2022**



Source(s): American Community Survey, 2010-2022; CAI, 2024.

## Housing Affordability

The term “affordable housing” denotes a household’s capacity to secure housing that fits within its financial constraints. The Area Median Income (AMI), a commonly accepted metric created by the US Department of Housing and Urban Development (HUD) used for assessing housing affordability, is used to evaluate housing affordability and determine eligibility for subsidized housing. HUD sets income thresholds categorized as extremely low, very low, low, and median for households ranging from one to eight members. These income limits are specified only for particular metropolitan areas. **Exhibit 29** shows the 2024 income limits by household size in the Portland-Vancouver-Hillsboro metro area, which includes Washougal. These metrics are used to understand the affordability of the existing housing stock in Washougal as well as to consider issues of affordability in housing projections. For 1 person in the Portland-Vancouver-Hillsboro metro area, the AMI is shown as \$81,850 while low income is designated as \$66,100 or less.

**Exhibit 29. HUD Household Income Limits, Portland-Vancouver-Hillsboro HUB Metro FMR Area, 2024**

| Income Level              | Household Size (Persons in Family) |                 |                  |                  |                  |                  |                  |                  |
|---------------------------|------------------------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|
|                           | 1                                  | 2               | 3                | 4                | 5                | 6                | 7                | 8                |
| Extremely Low (30% AMI)   | \$24,800                           | \$28,350        | \$31,900         | \$35,400         | \$38,250         | \$41,960         | \$47,340         | \$52,720         |
| Very Low Income (50% AMI) | \$41,300                           | \$47,200        | \$53,100         | \$59,000         | \$63,750         | \$68,450         | \$73,200         | \$77,900         |
| Low Income (80% AMI)      | \$66,100                           | \$75,550        | \$85,000         | \$94,400         | \$102,000        | \$109,550        | \$117,100        | \$124,650        |
| <b>Median Income</b>      | <b>\$81,850</b>                    | <b>\$93,500</b> | <b>\$105,200</b> | <b>\$116,900</b> | <b>\$126,250</b> | <b>\$135,600</b> | <b>\$144,950</b> | <b>\$154,300</b> |

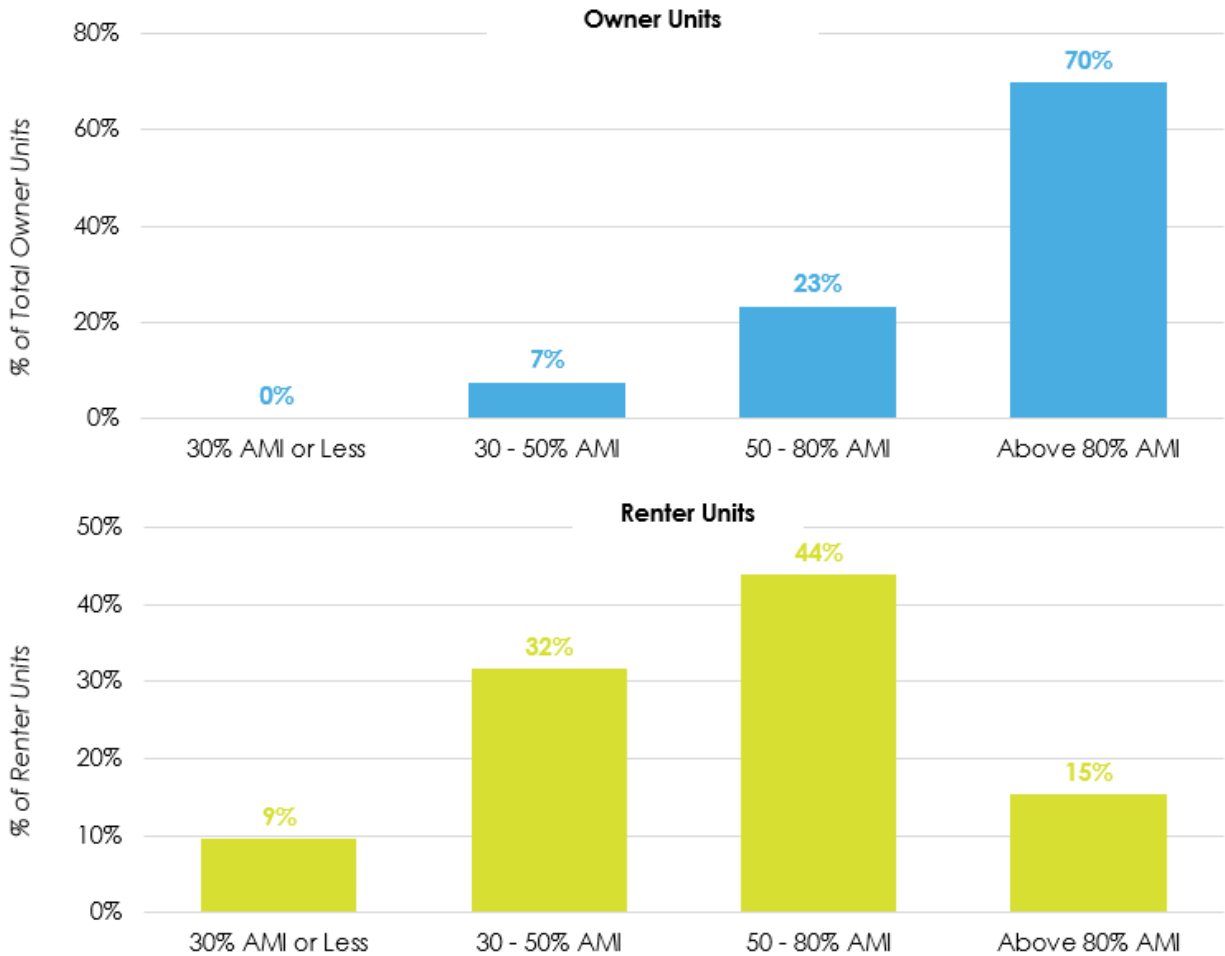
Source(s): HUD CHAS, 2024; CAI, 2024.

*70% of Washougal’s housing units available for ownership are only affordable for those making 80% AMI or higher. While rental housing provides some affordable options for low-income households, still only 9% of all housing units in Washougal are affordable for extremely low-income households.*

**Exhibit 30** outlines the share of owner- and renter-occupied housing units that are affordable by income level. The vast majority of owner-occupied housing units (70%) are affordable for households earning at or above 80% AMI. Approximately 7% of these units are affordable to very low-income households and 23% are affordable to low-income households.

More renter-occupied units are available to low-income households, with 9% affordable to extremely low-income households (or those making 30 % AMI or less), 32% affordable to very low-income households, and 44% available to low-income households. Only around 15% of rental units are affordable to moderate- and high-income households.

**Exhibit 30. Number of Owner- and Renter-Occupied Units Affordable to Each Income Level, Washougal, 2020**



Source(s): HUD CHAS, 2016-2020; CAI, 2024.

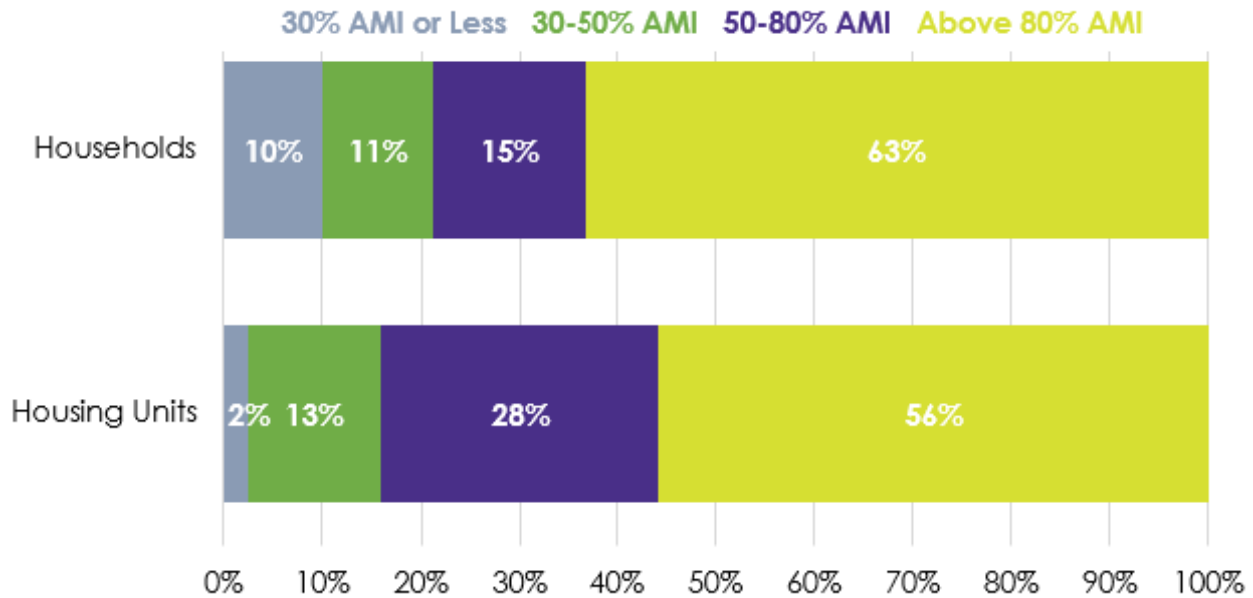
*In Washougal, there are more households making less than 50% AMI than there are housing units available at these levels of affordability.*

Exhibit 31 compares the distribution of households by AMI level to the total number of housing units available at that same income level. While 21% of Washougal households earn less than 50% AMI, only 15% of Washougal's housing stock is affordable at that



income level. Washougal has more housing units affordable at 50 to 80% AMI and above 80% AMI than households that earn incomes at those levels.

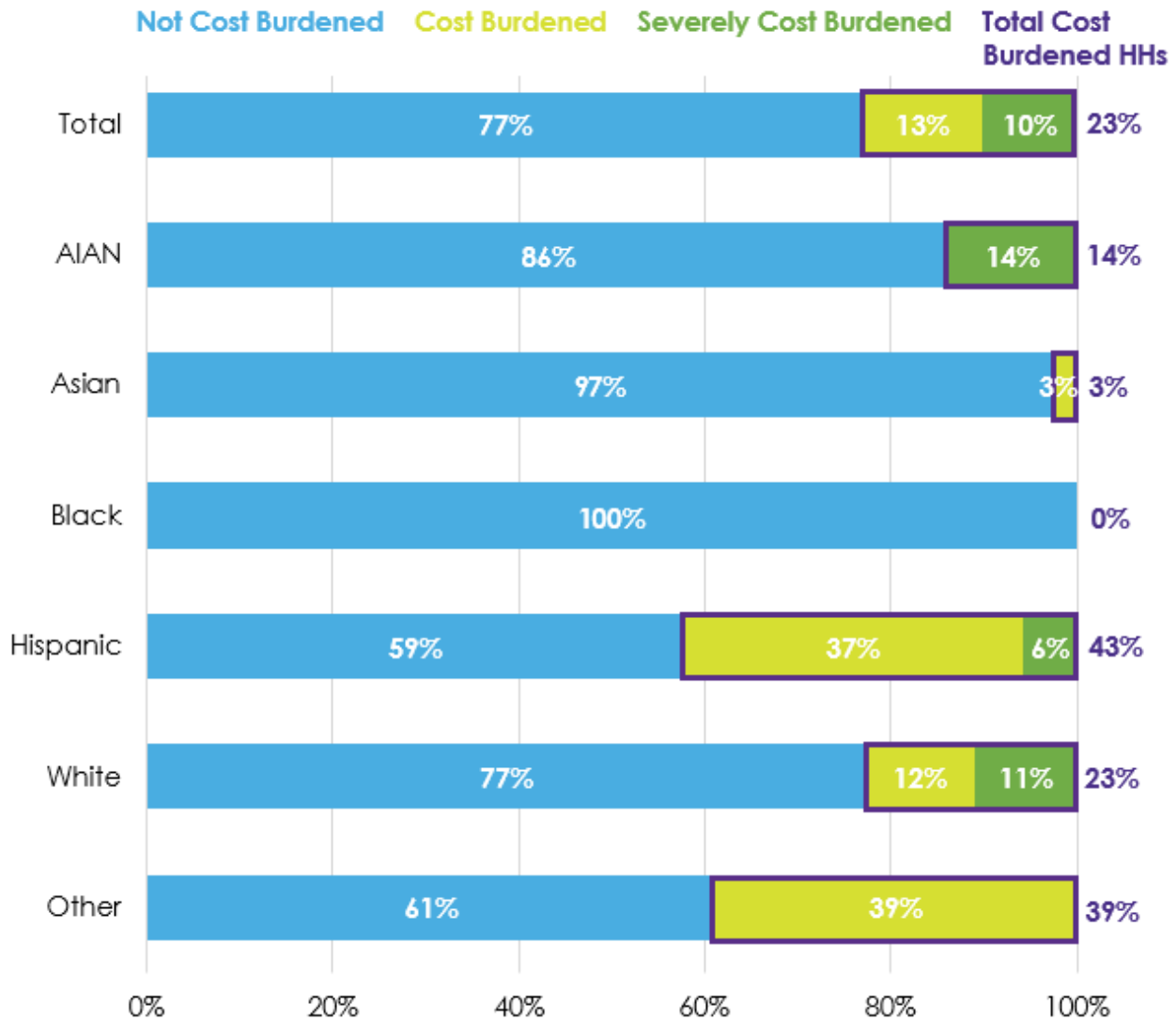
**Exhibit 31. Affordability of Housing Units Compared to Household Incomes, Washougal, 2020**



Source(s): HUD CHAS, 2016-2020; CAI, 2024.

On the whole, 23% of households in Washougal experience cost burden, or spend more than 30% of income on housing costs. Hispanic households and other racial or ethnic groups are the most likely to be cost burdened, with a 43% and 39% of households experiencing cost burden, respectively. American Indian and Alaska Native households are the most severely cost-burdened, with 14% of households affected. Black households have the lowest percentage of cost-burdened households at 0%, followed by Asian households at 3% (**Exhibit 32**).

**Exhibit 32. Cost Burden Status by Householder Race, Washougal, 2020**



Source(s): HUD CHAS, 2016-2020; CAI, 2024.

Note: Native Hawaiian and Other Pacific Islander data was reported as zero and excluded from the chart.

## Future Housing Needs

Following the GMA, Clark County used the Washington State Department of Commerce's Housing All Planning Tool (HAPT)<sup>2</sup> and the zoning informed Vacant Buildable Lands Model to estimate future housing needs for the county, adopting county-wide growth targets for population, employment, and housing. These targets are further allocated, through a

<sup>2</sup> The HAPT tool is available on the Commerce Updating GMA Housing Elements page: <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/>

collaborative process with the cities and localities within the county. The projections, targets, or allocations outlined for Washougal help to understand the future housing needs in the city. They outline the importance of the city ensuring a land use framework which accommodates these growth targets.

*Clark County's projection for future housing need is 103,695 additional housing units by 2045. Of these, 3,734 net new housing units are allocated to Washougal.*

The HAPT tool provides low, medium, and high estimates for population projections based on the selected year. Clark County, using the adopted population target for 2045 of 718,154, compared to the estimated 2023 housing supply, projects an additional 103,695 housing units needed in Clark County to meet future demand (**Exhibit 32**). By the end of spring 2024, the value for net new housing units allocated to Washougal from this target through the allocation and adoption process, was 3,734 net new housing units to meet local housing needs by 2045. Thus, by 2045 Washougal is projected to have a total of 10,390 housing units, spread across various income levels.

#### Exhibit 32. Clark County Adopted vs. Commerce Housing All Planning Tool (HAPT) Housing Growth Target

|                                     | Target     |               |             |                      |                      |
|-------------------------------------|------------|---------------|-------------|----------------------|----------------------|
|                                     | HAPT - Low | HAPT - Medium | HAPT - High | Clark County Adopted | Washougal Allocation |
| Population Target, 2045             | 576,151    | 698,419       | 791,809     | 718,154              | 24,874               |
| Total Future Housing Needed, 2045   | 248,472    | 301,199       | 341,476     | 309,711              | 10,390               |
| Estimated Housing Supply, 2023      | 206,016    | 206,016       | 206,016     | 206,016              | 6,656                |
| Net New Housing needed, 2023 - 2045 | 42,456     | 95,183        | 135,460     | 103,695              | 3,734                |

Source(s): Clark County 2025 Population, Housing and Employment Allocation, 2024; Department of Commerce HAPT Tool, 2024; CAI, 2024.

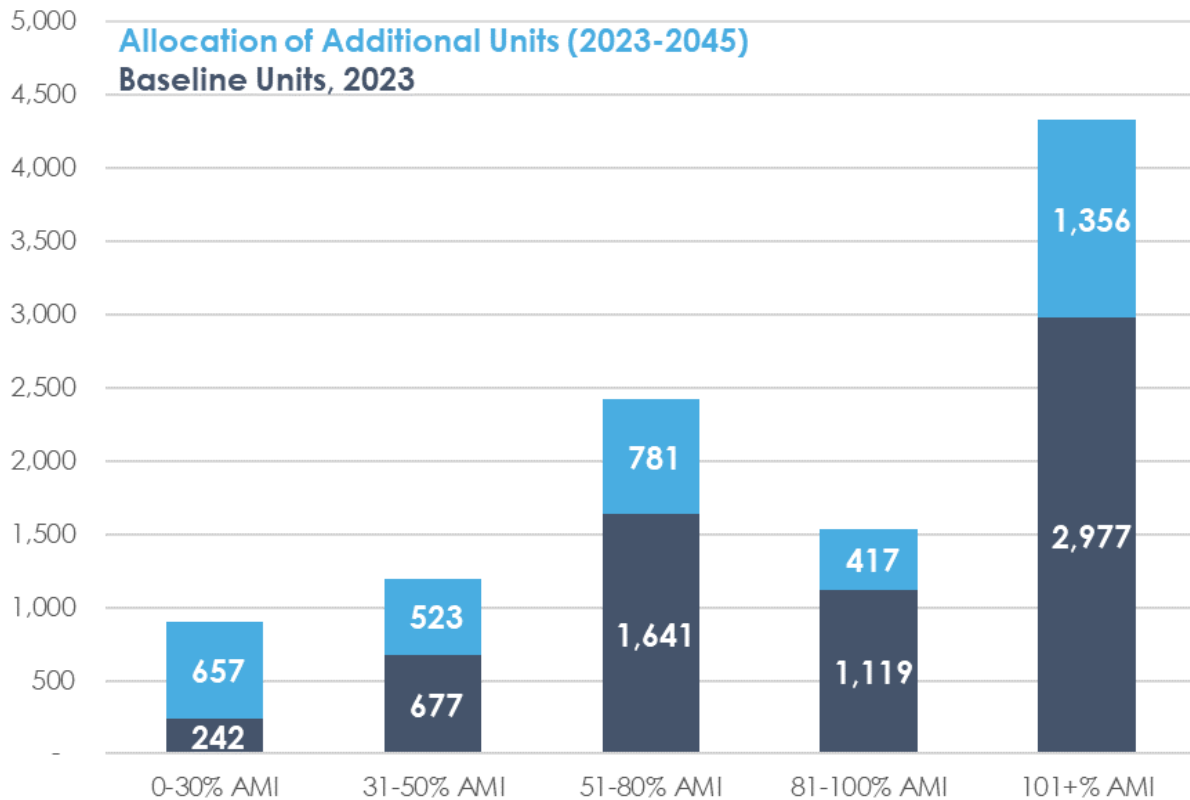
*Of the 3,734 net new housing allocated for Washougal by 2045, 53%, or 1,961 units, are allocated to be affordable to households making 80% AMI or less. Of those new affordable units, more than one-third (34%, or 657 units) are allocated to extremely low-income households (making less than 30% AMI).*

**Exhibit 33** shows the allocation of housing units for Washougal by 2045 by income level, compared to the baseline of existing housing units in 2023.<sup>3</sup> Of the 3,734 net new units allocated for 2045, 1,961 units, or 53%, are affordable at low-income levels (less than 80%

<sup>3</sup> The baseline for housing units was updated from 2020, used by the original Commerce HAPT, to 2023. It was assumed that all the housing units during that period were provided in the 120% of area median income band.

AMI). Of these, 657 units, or 34% of the total net new units projected for Washougal, are affordable for the extremely low-income category (making 30% AMI or less). On the other hand, 1,356 or 36% of added units, are affordable for households making more than the AMI.

**Exhibit 33. Washougal Housing Needs by Income Level - Clark County Adopted 2045 Projection**



Source(s): Clark County 2025 Population, Housing and Employment Allocation, 2024; CAI, 2024.

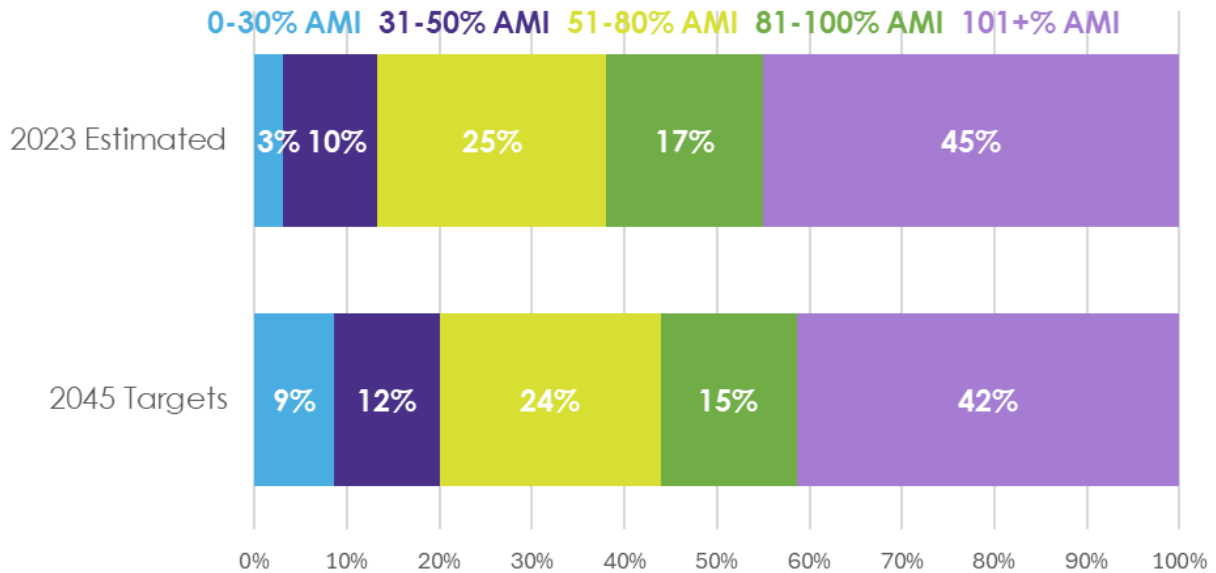
*To meet these allocations, the City of Washougal will need to ensure zoning designations that will accommodate a larger share of housing units for very low- and extremely low-income households by 2045.*

*The distribution of housing units by income level targeted for 2045 more closely matches the existing distribution of households in Washougal by income level than does the current housing stock in Washougal.*

**Exhibit 33** outlines the 2023 existing housing stock by income level, compared to the adopted targets for Washougal by 2045. The most significant area of change from the 2023 estimates to the 2045 targets is in units available to residents whose income falls below 30% of the area median income. The share of housing units in Washougal affordable for

extremely low-income households (making less than 30% AMI) is targeted to grow from 3% to 9%. In this same time period, the proportion of housing units available for households making higher than 80% AMI is targeted to decrease by 5%. The distribution of housing units by income level projected for 2045 more closely matches the distribution of households in Washougal by income level as shown in **Exhibit 31**.

**Exhibit 33. Washougal Current and Projected Housing Stock by Income Level, 2023 & 2045**



Source(s): Clark County 2025 Population, Housing and Employment Allocation, 2024; CAI, 2024.



**WASHOUGAL  
ONWARD**

# **Community and Economic Profile**

City of Washougal Comprehensive Plan Update

June 16, 2025



**CITY OF WASHOUGAL**



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## Introduction

This technical memorandum contains a summary discussion of social and economic conditions and trends in Washougal, including in the city's population, age, ethnic makeup, and educational attainment, as well as trends in the relationships between income and housing costs and between the employment and housing resources of the City, as well as and the commuting patterns of city residents and workers. This section also provides a detailed analysis of Washougal's resident labor force including participation rates, unemployment, occupation, and class, as well as the distribution of employment by industry of at-place employment in Washougal. as well as of its resident workforce. It also provides a more detailed look at the Camas-Washougal Industrial Park and other major employers.

The data will be used to inform updates to the City's Economic Development Element including goals, policies and implementation actions to guide City efforts.

## Conditions and Trends

### Population

Washougal's population has grown rapidly over the past decade, rising from 14,580 in 2013 to 17,490 in 2023. This represents an average growth rate of 1.7 percent per year, faster than that of Clark County (1.4 percent), Washington State (1.0 percent), and the United States (0.6 percent). The city is slated to grow to 24,874 by 2045 as allocated by Clark County under GMA. This represents an average annual growth rate of 1.5 percent, which, while lower than recent historical rates, is still slightly higher than the rate of growth for Clark County overall (1.4 percent) for the same period.

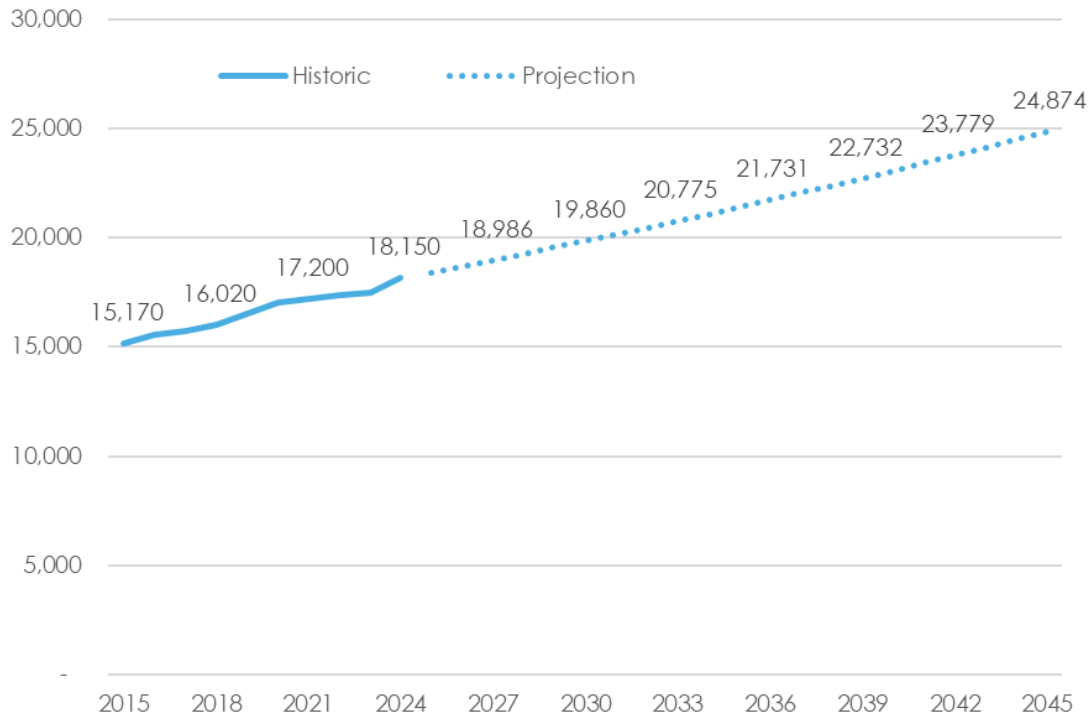


Figure 1 Washougal Historic and Forecasted Population, 2015-2045<sup>12</sup>

## Age

Washougal's population has aged over the past decade, with the median age rising from 35.9 in 2013 to 38.7 in 2023. Change was most significant in the oldest and youngest cohorts, as the over-65 cohort grew at nearly three times the rate of the next fastest growing, while the growth rate of children under 15 decreased slightly.

<sup>1</sup> Sources: WA Office of Financial Management Postcensal Estimates, 1960-Present, 2024; CAI 2025

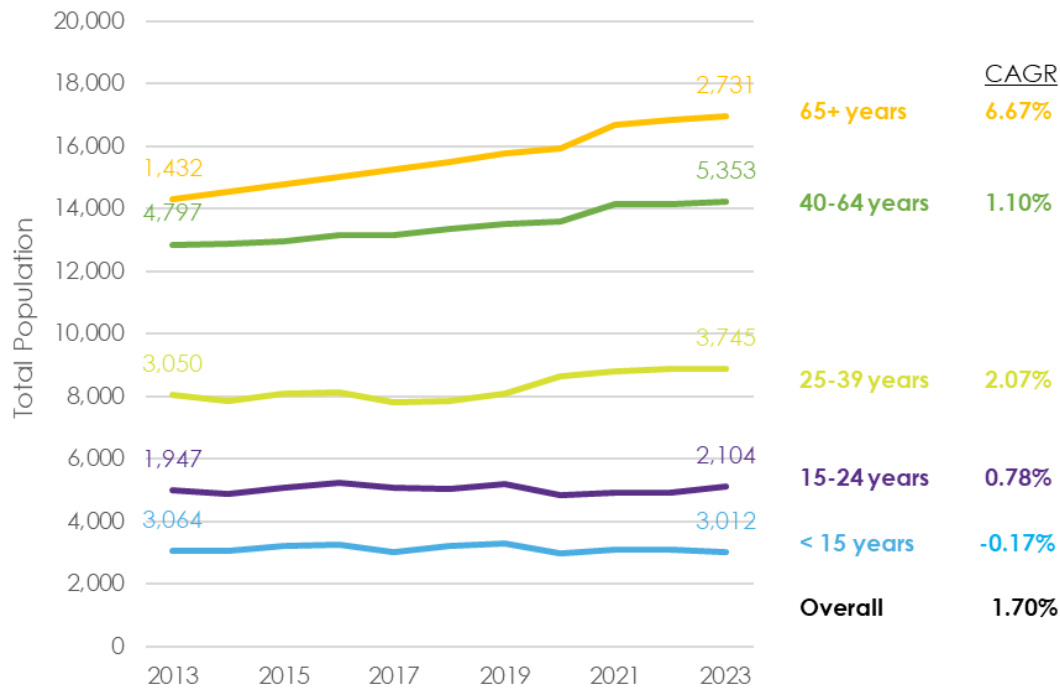


Figure 2 Distribution and Growth of Residents by Age Cohort, 2013-2023<sup>2</sup>

The city's population distribution as of 2023 broadly mirrors that of the county, state, and nation as a whole: 25 percent of the city's population was under age 20, 59 percent between 20 and 65 years of age, and 16 percent 65 years of age or older. The city is growing faster than the state or nation, however, particularly so in the older age groups: the 65 years and over group grew by 6.7 percent per year, more than double that of the nation overall (3 percent), and nearly double that of the state (3.7 percent). While this reflects the city's attractiveness as a retirement location, an aging population can present challenges to public finances, the ability to provide public infrastructure, and economic growth.

<sup>2</sup> Source: U.S. Census ACS Table S0101, 2024, CAI 2025

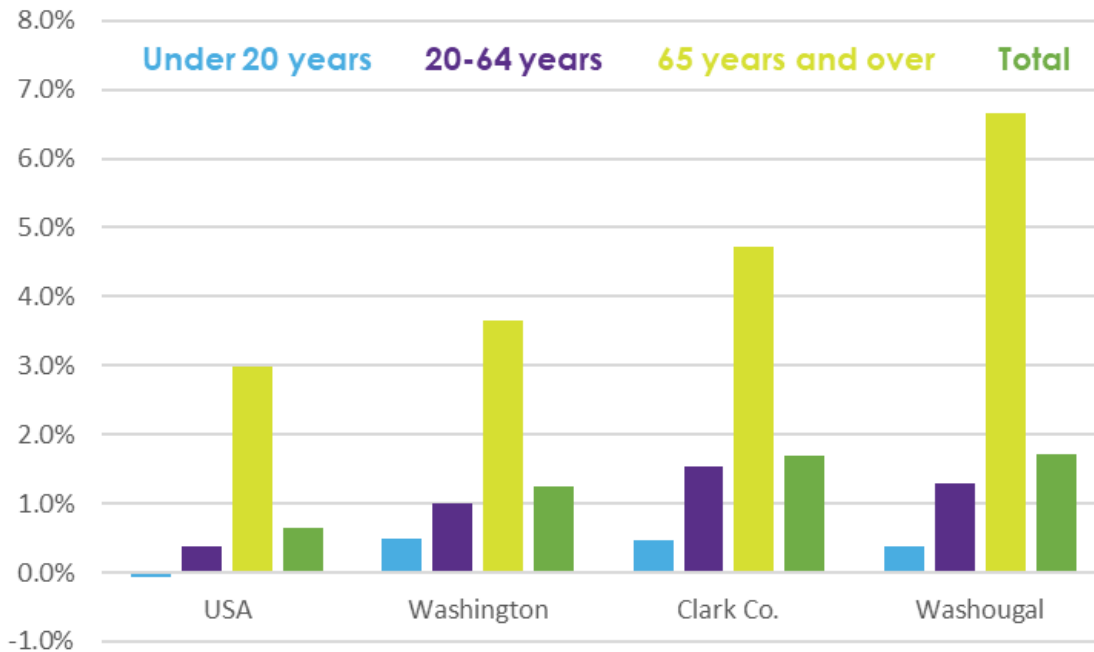


Figure 3 Growth Rate of Resident Age Cohorts, Washougal vs County, State, and Nation, 2013-2023<sup>3</sup>

## Race and Ethnicity

Washougal is a predominantly white community that has become more ethnically diverse in recent years, with the proportion of residents identifying as non-white in the U.S. Census rising from 12 percent in 2013 to 19 percent in 2023. The greatest change has been the growth of the Hispanic or Latino population, which rose from 4 percent to 11 percent of the total while other ethnic groups remained largely steady. Washougal remains less diverse than Clark County, Washington State, or the United States overall.

<sup>3</sup> Source: U.S. Census ACS Table S0101, 2024, CAI 2025



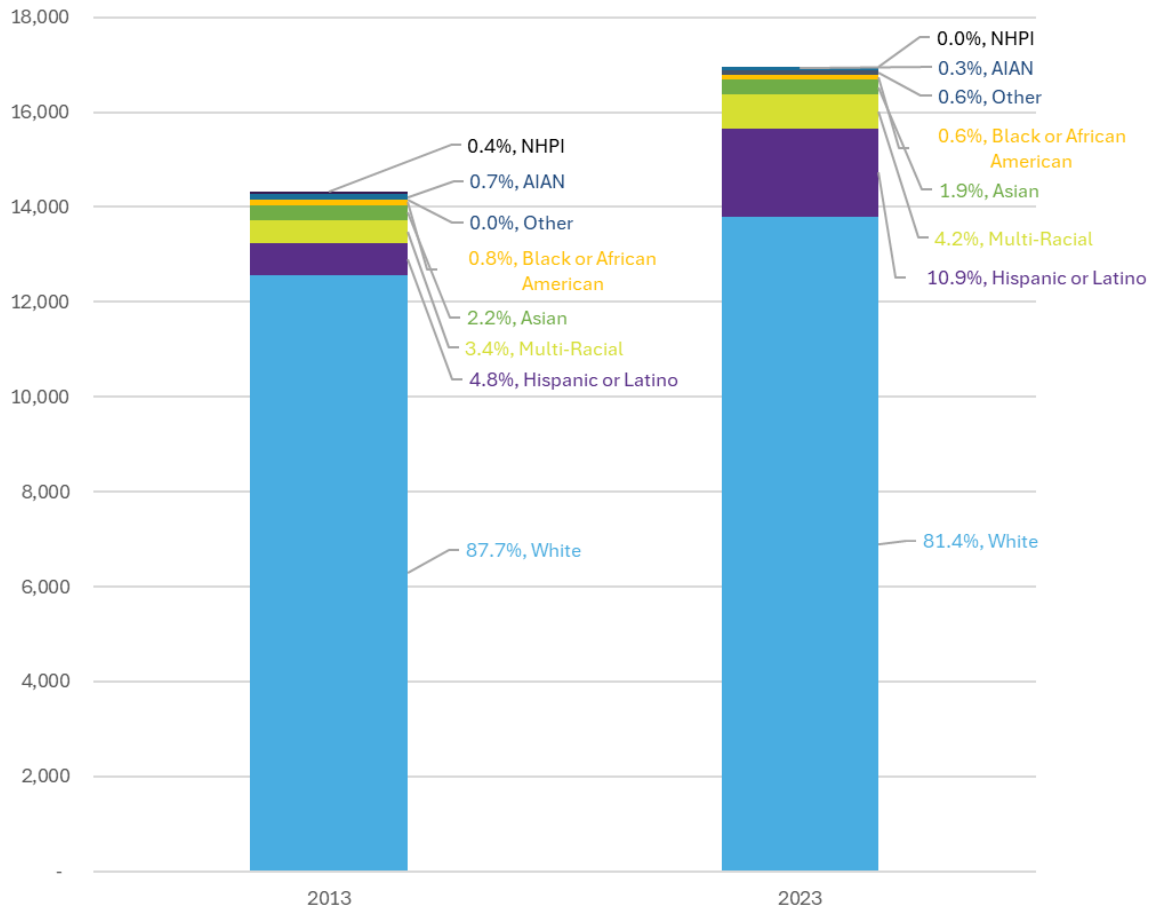


Figure 4 Race and Ethnicity of Washougal Residents, 2013 and 2023<sup>4</sup>

## Educational Attainment

The overall education level of Washougal's population rose slightly between 2013 and 2023, as growth at every degree level outpaced that of those who did not graduate high school. While the proportions of high school graduates and bachelor's degree holders remained roughly constant, the proportion of those without a high school diploma fell slightly and was surpassed by the number of graduate or professional degree holders, which grew at a rate more than three times that of any other group. As of 2023, a greater share of Washougal's population over age 18 had graduated high school or pursued some college study than Clark County, Washington State, or the United States overall. Washougal was nearing parity in the proportion of residents with graduate or professional degrees; however, it still lagged in the proportion of the population with bachelor's degrees, with 15 percent as opposed to 20-23 percent elsewhere.

<sup>4</sup> Sources: U.S. Census ACS Table DP05, 2014, 2024; CAI 2025.

Note: NHPI stands for Native Hawaiian and Other Pacific Islander, AIAN stands for American Indian and Alaska Native

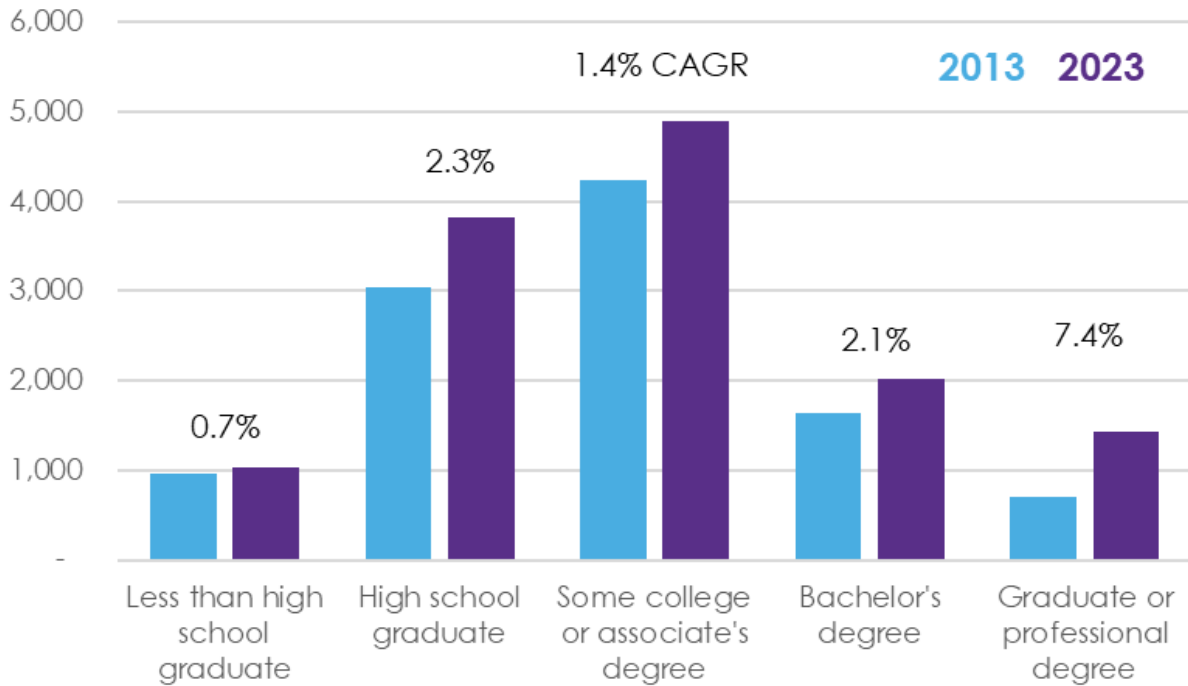


Figure 5 Educational Attainment of Washougal Residents, 2013 and 2023<sup>5</sup>

## Home Values, Rent, and Income

Both housing costs and incomes have been rising in Washougal and in Clark County overall since 2015. However, while income growth has outpaced increases in rents across the county overall during that period, income growth has trailed increases in home values. This trend was especially pronounced during the COVID-19 pandemic in 2020-2022. While growth in home values has slowed since then, it remains to be seen whether the relationship between home values and incomes will return to historical trends.

Median household incomes and home values in Washougal have been higher on average than Clark County overall since 2013. Home values in Washougal have also risen slightly faster (7.6 percent annually on average) than in Clark County (7.5 percent). Household incomes have grown marginally faster in the county, although they remain lower on average than in Washougal (5.7 percent annual growth in county versus 5.6 percent in Washougal).

<sup>5</sup> Sources: U.S. Census ACS Table S1501, 2014, 2024; CAI 2025.

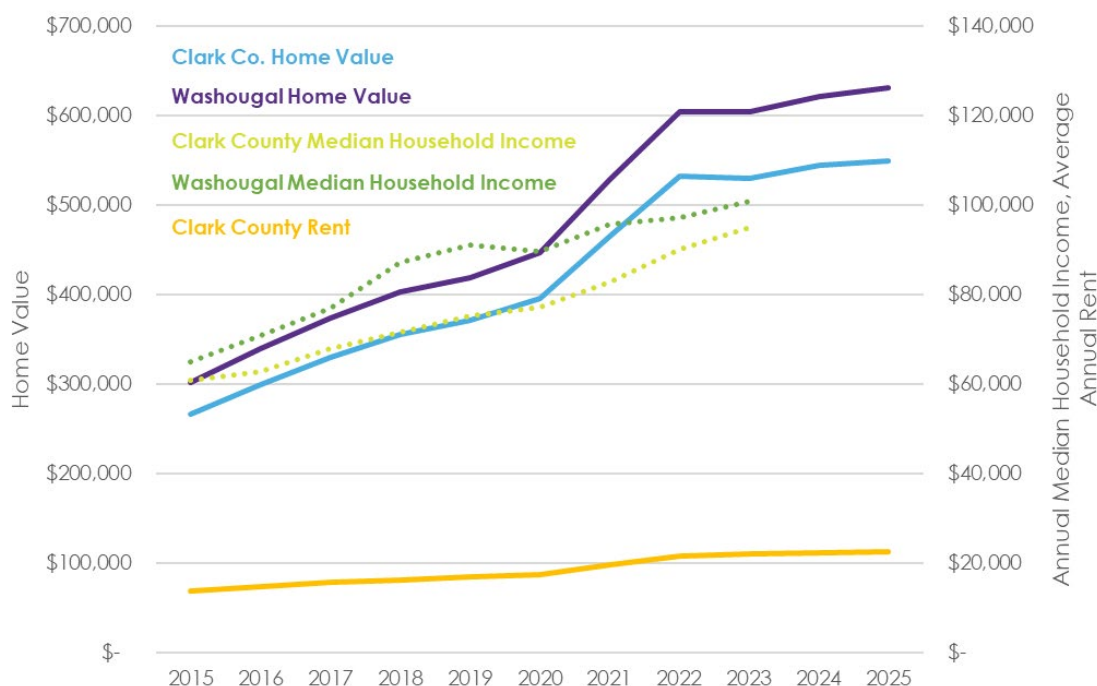


Figure 6 Median Home Value, Rent, and Income, 2015-2025<sup>6</sup>

Rising housing costs have affected renters and homeowners differently in terms of the overall burden they place on household finances, and median household income figures may mask important differences among the ability of households' to afford housing. In addition to being less able to build wealth over time, highly cost-burdened households are less able to spend money elsewhere in the economy, limiting their contribution to local businesses, tax revenue, and economic activity overall.

While the proportion of homeowners paying more than 30 percent of their household income towards housing costs has fallen from 36 percent in 2013 to 25 percent in 2023, the opposite trend has been true for renters, 53 percent of whom paid over 30 percent of their household income in 2023, up from 44 percent in 2013. The supply of rental housing in Washougal has also grown much more slowly than owner-occupied housing, potentially exacerbating this trend: the rental supply grew by 0.3 percent annually on average between 2013 and 2023, compared with 2.2 percent annually for owner-occupied units.

<sup>6</sup> Sources: Household income: U.S. Census ACS Table S1903, 2024; Home value and rent: Zillow 2025; graphic: CAI 2025

Note: Median Household Income data only available through 2023.

## Poverty

Despite the increases in household income overall, U.S. Census data showed that over 12 percent of Washougal's population had incomes below the U.S. poverty line in 2023, an increase of 26 percent from 2013. Over this same period, the county, state, and nation saw double-digit declines in poverty rates. The rate of increase in the over-age 65 population earning income below the poverty level (3.5 percent annually on average) was higher than for youth under age 18 (1.0 percent) or those between 18 and 65 years of age (2.9 percent), albeit still a small number in absolute terms (87 people in 2013, 123 people in 2023).

## Jobs to Housing Ratio

Washougal has a relatively low ratio of jobs to housing units, roughly two-thirds that of Clark County overall. This suggests that the city functions as a bedroom community and net exporter of workers. This is also reflected in worker inflow-outflow patterns, which show that fewer workers commute into the city than residents travel outside of it to work.

While Washougal's housing supply has grown steadily, if gradually, over time, employment levels have fluctuated. While it may be unlikely for a relatively small and residential-oriented city such as Washougal to reach full parity between jobs and housing, it may be desirable to move closer to a balanced state where there are a greater number of job opportunities available to residents within the city.

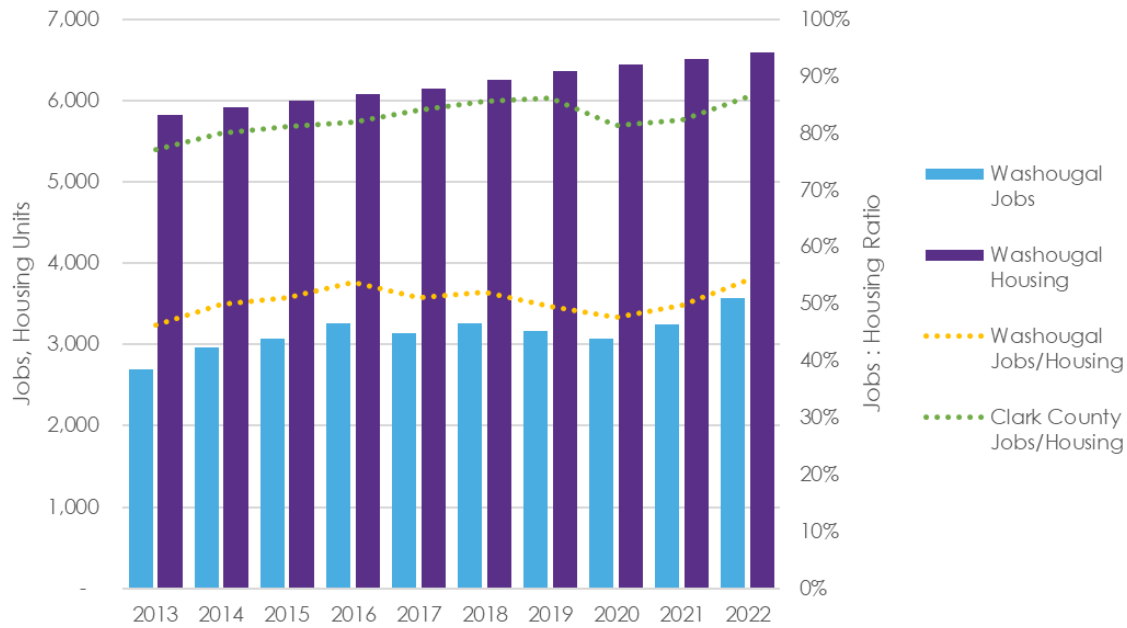


Figure 7 Jobs to Housing Unit Ratio, Washougal and Clark County, 2013-2022<sup>7</sup>

Table 1 Jobs and Housing Unit Growth Rates and Ratio, Washougal and Clark County, 2013-2022<sup>8</sup>

|                                 | 2013  | 2023  | CAGR |
|---------------------------------|-------|-------|------|
| Washougal Jobs                  | 2,692 | 3,573 | 2.9% |
| Washougal Housing               | 5,820 | 6,601 | 1.3% |
| Washougal Jobs/Housing Ratio    | 46%   | 54%   | 1.6% |
| Clark County Jobs/Housing Ratio | 77%   | 86%   | 1.2% |

## Employment Inflow-Outflow Characteristics

When examining employment data, it is important to note the distinction between the “resident labor force” (workers who live in the jurisdiction whether they are employed in the same jurisdiction or another) and “at-place employees” (workers who are employed in the jurisdiction but live elsewhere).

<sup>7</sup> Sources: WA Office of Financial Management Postcensal Estimates, 1960-Present, 2024; U.S. Census LEHD, Inflow-Outflow Analysis, 2024; CAI 2025

<sup>8</sup> Sources: WA Office of Financial Management Postcensal Estimates, 1960-Present, 2024; U.S. Census LEHD, Inflow-Outflow Analysis, 2024; CAI 2025

Washougal is home to more residents who have jobs than the number of jobs actually provided within the city. As shown in Figure 4-8, U.S. Census data indicate that, of the 8,175 Washougal residents who were employed in 2022, nearly 91 percent (7,418) worked outside the city, while only 757 people living in the city also worked there. At the same time, a large number of people commute into the city for work: 2,816 people living outside Washougal worked at jobs in the city in 2022. While this level of workforce mobility is not unusual for smaller cities located near larger metropolitan areas, it can have negative implications for local business, as people traveling outside the city are more likely to spend money elsewhere, thereby reducing both tax revenues to the city and revenue for local businesses.

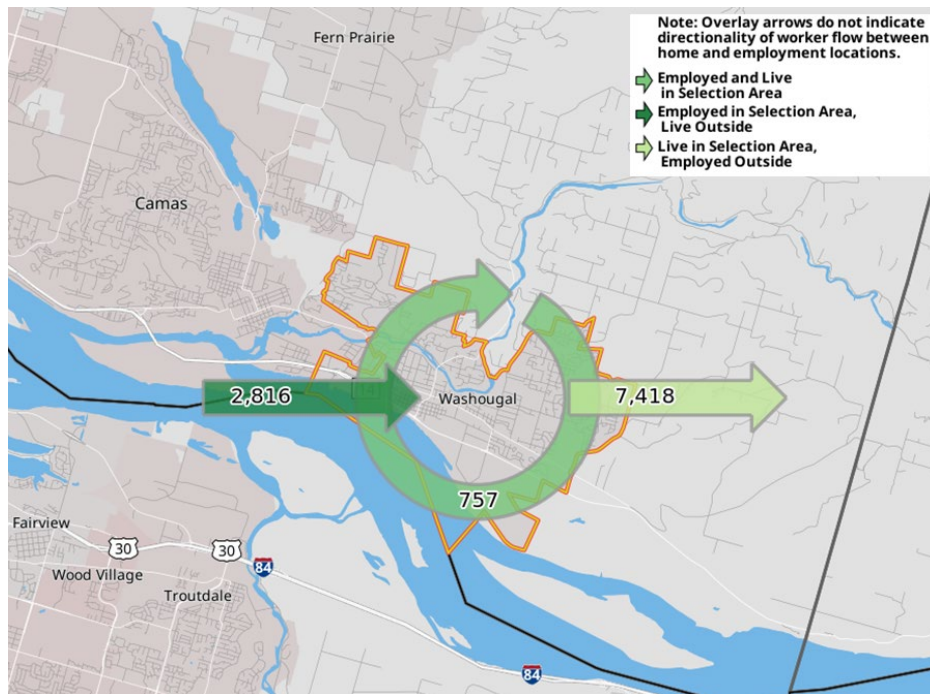


Figure 8 Washougal Employment by Places of Work and Residence (All Jobs) (2022)<sup>9</sup>

As alluded to above, the number of jobs in Washougal has outpaced the growth of its working resident population, increasing at an average annual rate of 3.3 percent from 2012 to 2022. As Figure 4-9 shows, however, nearly 90 percent of those new jobs have been filled by people commuting into the city from outside, while the number of Washougal residents working inside the city has held steady.

<sup>9</sup> Source: U.S. Census LEHD On The Map 2024, <https://onthemap.ces.census.gov/>



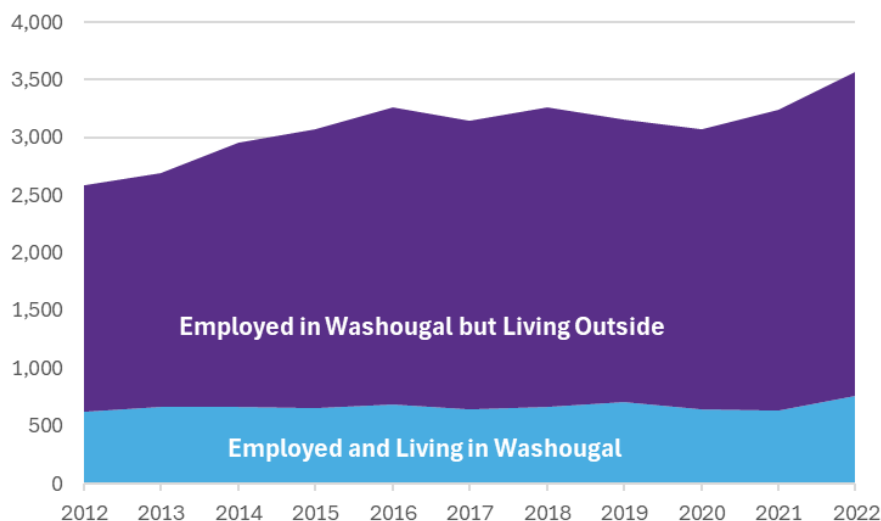


Figure 9 Employment within Washougal by Place of Worker Residence<sup>10</sup>

The number of Washougal residents commuting outside the city to work has been less stable, however, experiencing a decline from 2013 to 2020 and only recovering past 2013 levels in 2021, as shown in Figure 4-10.

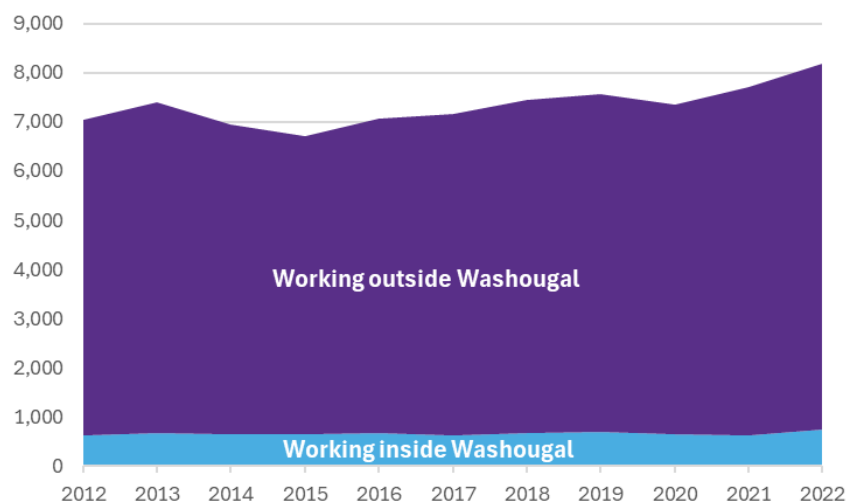


Figure 10 Employment Location of Washougal Residents<sup>11</sup>

Although data comparing wages at jobs outside and inside the city is limited, lower-wage jobs appear to be more prevalent inside the city than outside: as shown in Figure 4-11, a large proportion of Washougal workers earned more at jobs outside the city than within the city. In

<sup>10</sup> Source: U.S. Census LEHD On The Map 2024, CAI 2025

<sup>11</sup> Source: U.S. Census LEHD On The Map 2024, CAI 2025

2022, 64 percent of Washougal residents working outside the city earned more than \$3,333 per month, versus 58 percent of those working inside the city. The resident workforce had the lowest proportion of jobs paying above \$3,333 per month. This does not imply, however, that there are no high-paying jobs in the city, as it gives no indication of the wage distribution of jobs paying above \$3,333 per month.

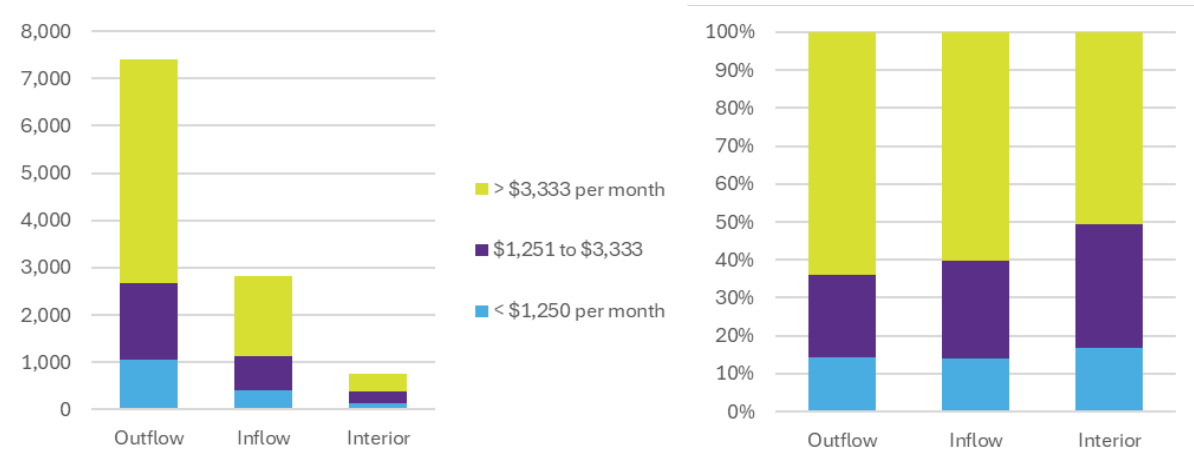


Figure 11 Washougal Resident and Worker Earnings by Work Location (\$/month, 2022)<sup>12</sup>

## Commuting Patterns

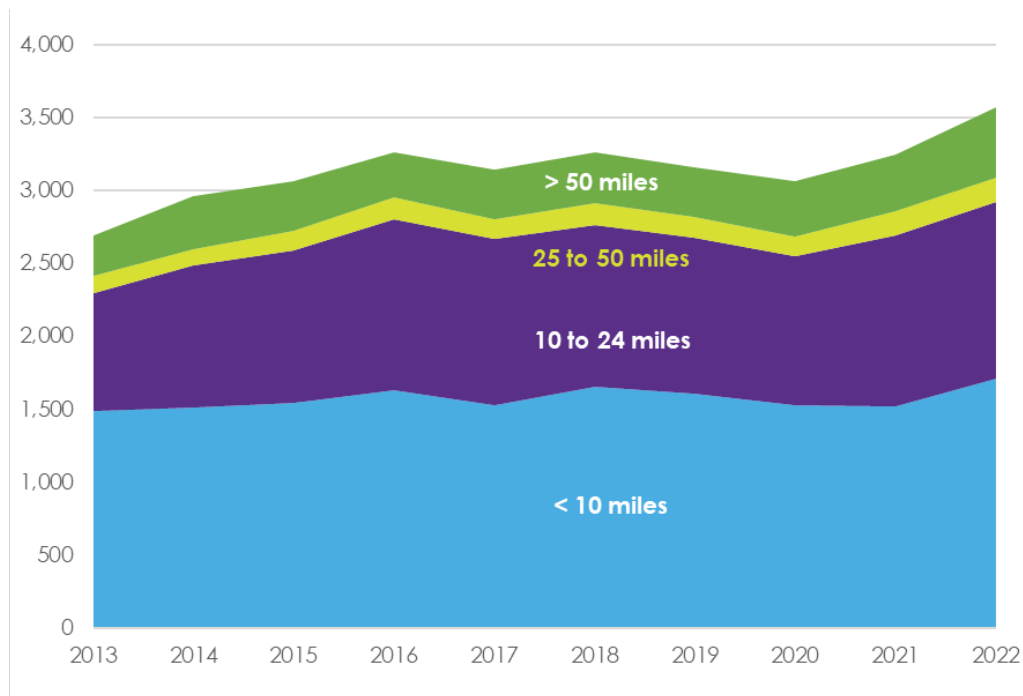
Commuting patterns among Washougal's resident labor force have changed substantially since 2013. While the number of those driving alone to work grew in absolute numbers between 2013 and 2023 and continues to represent the most common travel mode of Washougal workers, the distribution of solo drivers fell from 81 percent to 72 percent over that period. The number of people who carpooled or took public transit to work, by contrast, declined both in absolute and relative terms. The greatest change has been in the substantial growth of people who walked to work or worked from home, which grew by nearly 15 percent per year on average – a greater increase in absolute numbers than those who drove alone.

<sup>12</sup> Source: U.S. Census LEHD 2024, CAI 2025

Table 2 Travel Mode of Washougal Resident Workforce, 2023<sup>13</sup>

|                            | 2013  | % 2013 | 2023  | % 2023 | CAGR  |
|----------------------------|-------|--------|-------|--------|-------|
| Drove alone                | 4,858 | 81%    | 5,985 | 72%    | 2.1%  |
| Carpooled                  | 477   | 8%     | 393   | 5%     | -1.9% |
| Public transportation      | 125   | 2%     | 75    | 1%     | -5.0% |
| Taxi, motorcycle, or other | 113   | 2%     | 276   | 3%     | 9.3%  |
| Walked or worked from home | 406   | 7%     | 1,622 | 19%    | 14.9% |
|                            | 5,980 | 100%   | 8,351 | 100%   | 3.4%  |

Workers employed in Washougal, on aggregate, traveled greater distances to work in 2022 than previously: from 2013, the share of workers traveling each distance greater than 10 miles grew. While nearly half of workers employed in Washougal traveled less than 10 miles to work, the number of those traveling farther than that grew by three- to four-times faster, with those traveling more than 50 miles to work growing the fastest.

Figure 12 Distance Traveled by Workers Employed in Washougal, 2022<sup>14</sup>

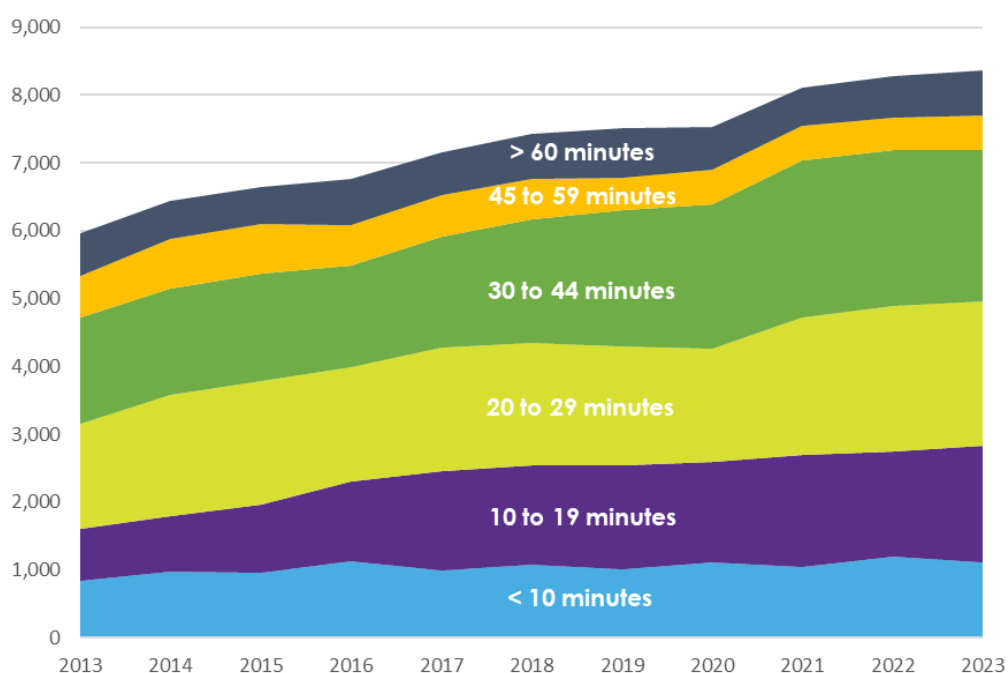
<sup>13</sup> Source: U.S. Census Bureau ACS Table S0801, 2024; CAI 2025

<sup>14</sup> Source: U.S. Census Bureau LEHD, 2024; CAI 2025

Table 3 Distance Traveled by Workers Employed in Washougal, 2022<sup>15</sup>

|                       | <b>2013</b> | <b>% 2013</b> | <b>2022</b> | <b>% 2022</b> | <b>CAGR<br/>2013-2022</b> |
|-----------------------|-------------|---------------|-------------|---------------|---------------------------|
| Less than 10 miles    | 1,490       | 55%           | 1,709       | 48%           | 1.5%                      |
| 10 to 24 miles        | 808         | 30%           | 1,210       | 34%           | 4.6%                      |
| 25 to 50 miles        | 116         | 4%            | 171         | 5%            | 4.4%                      |
| Greater than 50 miles | 278         | 10%           | 483         | 14%           | 6.3%                      |
| Total All Jobs        | 2,692       | 100%          | 3,573       | 100%          | 3.2%                      |

Even as more of those employed in Washougal are travelling from farther away to work, the average commute time of Washougal's residents – employed within and outside the city – fell from 30 minutes in 2013 to 26 minutes in 2022. Nearly half (47 percent) of Washougal workers traveled between ten and thirty minutes to work in 2023, up from 39 percent in 2013, with the number of those traveling between ten and twenty minutes growing the fastest.

Figure 13 Commute Time by Washougal Resident Workforce, 2023<sup>16</sup><sup>15</sup> Source: U.S. Census Bureau LEHD, 2024; CAI 2025<sup>16</sup> Source: U.S. Census Bureau ACS Table S0801, 2024; CAI 2025

## Economic Profile

### Resident Labor Force

The resident labor force comprises the human capital of the city and gives an indication of the skills, knowledge, and abilities of Washougal residents. As such, it serves not just as the basis of income and spending in the city, but also as a pool of talent which the city can build upon in growing existing businesses or establishing new ones.

Washougal's labor force has experienced strong job growth since 2013, growing faster than the population overall, with the employed work force growing faster still as unemployment declined. Although unemployment rose during the pandemic, it has since decreased in both absolute and percentage terms. The number of residents not in the labor force has gradually grown, however, perhaps reflecting the growth of the older population. Growth in female employment has outpaced that of males and was approaching parity as of 2023.

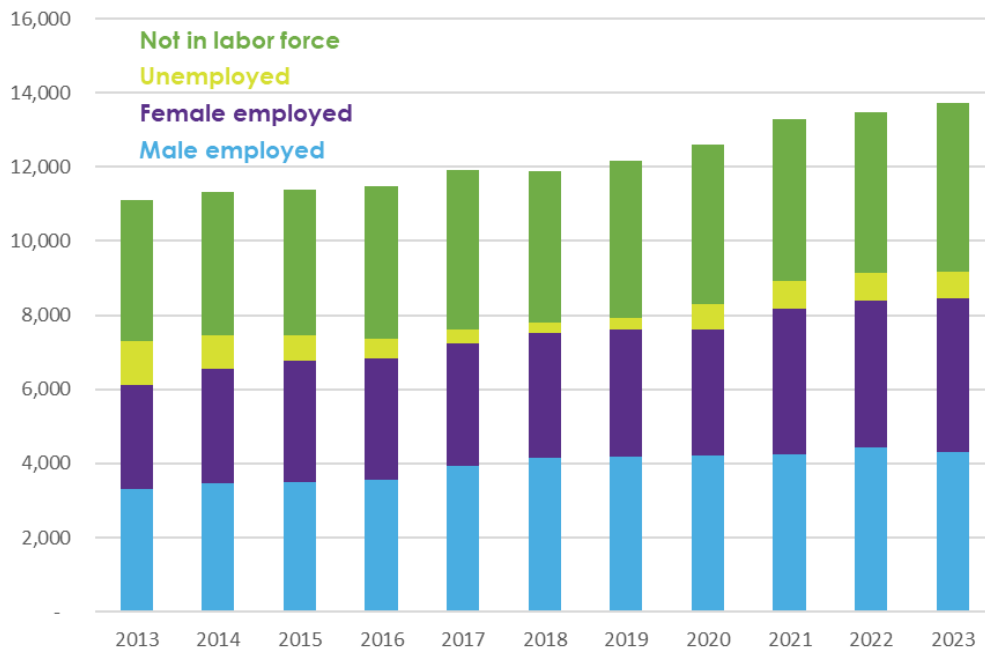


Figure 14 Washougal Labor Force Characteristics (2013-2023)<sup>17</sup>

### Labor Force by Class of Worker

Private employment accounted for three quarters of the Washougal workforce in 2023. Although all segments of the labor force have increased over the past decade, the numbers of

<sup>17</sup> Source: U.S. Census ACS 5-Year Estimates Table DP03, 2024; CAI 2025

people employed by private entities has grown at between two and three times the rate of those who are self-employed or working for government entities.

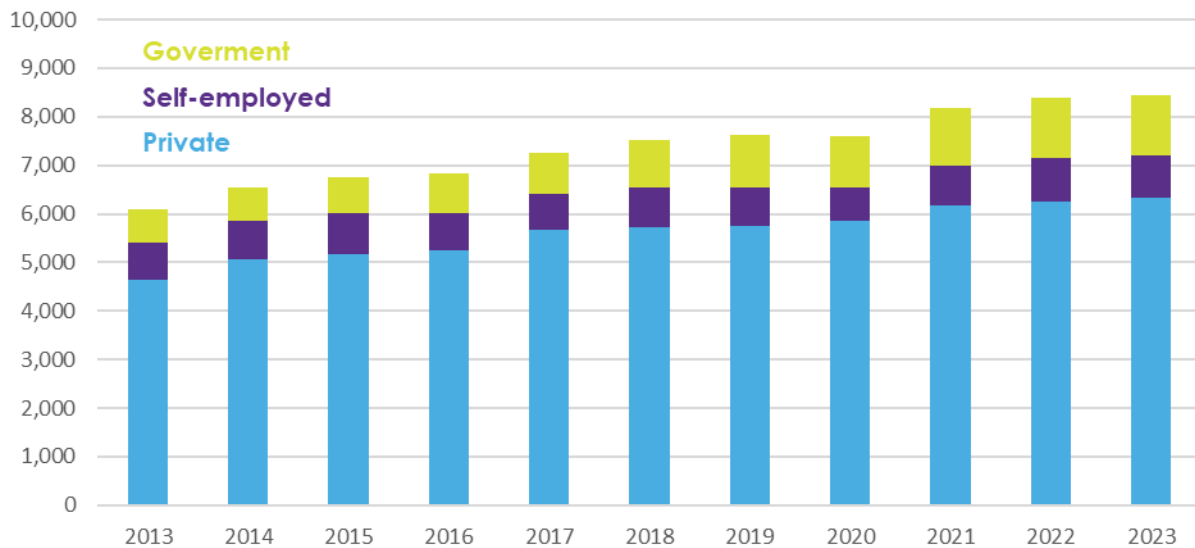


Figure 15 Washougal Employed Labor Force by Class of Worker (2014-2023)<sup>18</sup>

## Labor Force by Occupation

Workers in the management, business, science, and arts occupation grouping continue to comprise the largest occupational grouping in Washougal at roughly 43 percent of all jobs since 2020. Sales and office occupations occupy a smaller proportion of workers than previously, having fallen from an average of 28 percent of all jobs between 2014 and 2018 to 23 percent since then. Service occupations saw a gradual proportional decline from 2013 to 2018 but have since rebounded slightly, while jobs related to natural resources, construction, and maintenance and production, transportation, and material moving have also declined proportionally.

<sup>18</sup> Source: U.S. Census ACS 5-Year Estimates Table S2406, 2024; CAI 2025



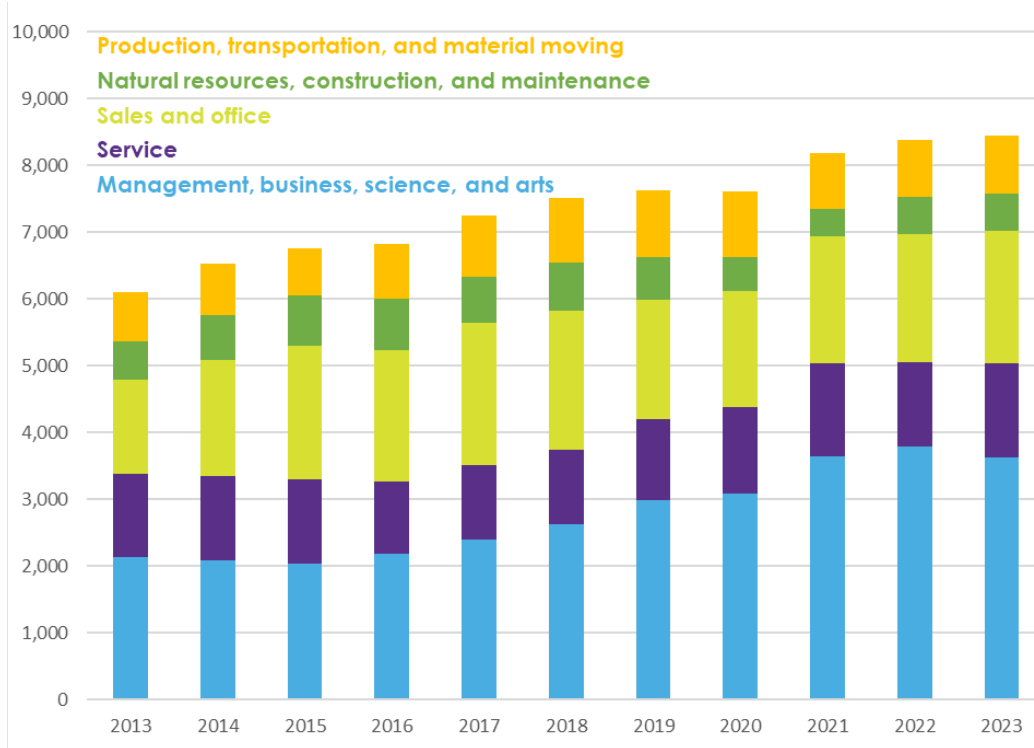


Figure 16 Washougal Employed Labor Force by Occupation (2013-2023)<sup>19</sup>

## Labor Force Employment by Industry

Washougal's resident labor force has grown from just over 6,000 in 2013 to nearly 8,500 in 2023, an average increase of 3.3 percent per year, exceeding the 2.6 percent increase in Clark County overall.

The education, health care, and social service sector comprises the largest single industry sector in the city, accounting for approximately one quarter (24 percent) of all workers; it is also the second fastest growing, at an average of 5.3 percent per year. The retail trade, manufacturing, and professional, scientific, and management sectors comprise the next largest group, accounting for 13 percent, 12 percent, and 11 percent of total jobs respectively in 2023. All three are growing faster than the overall average rate for Washougal.

The finance, insurance, and real estate sector has experienced the fastest growth rate since 2013 (6.4 percent), nearly doubling the number of people working in it; however, it still accounts for only 8 percent of total employment at 635 employed.

<sup>19</sup> Source: U.S. Census ACS 5-Year Estimates Table S2406, 2024; CAI 2025

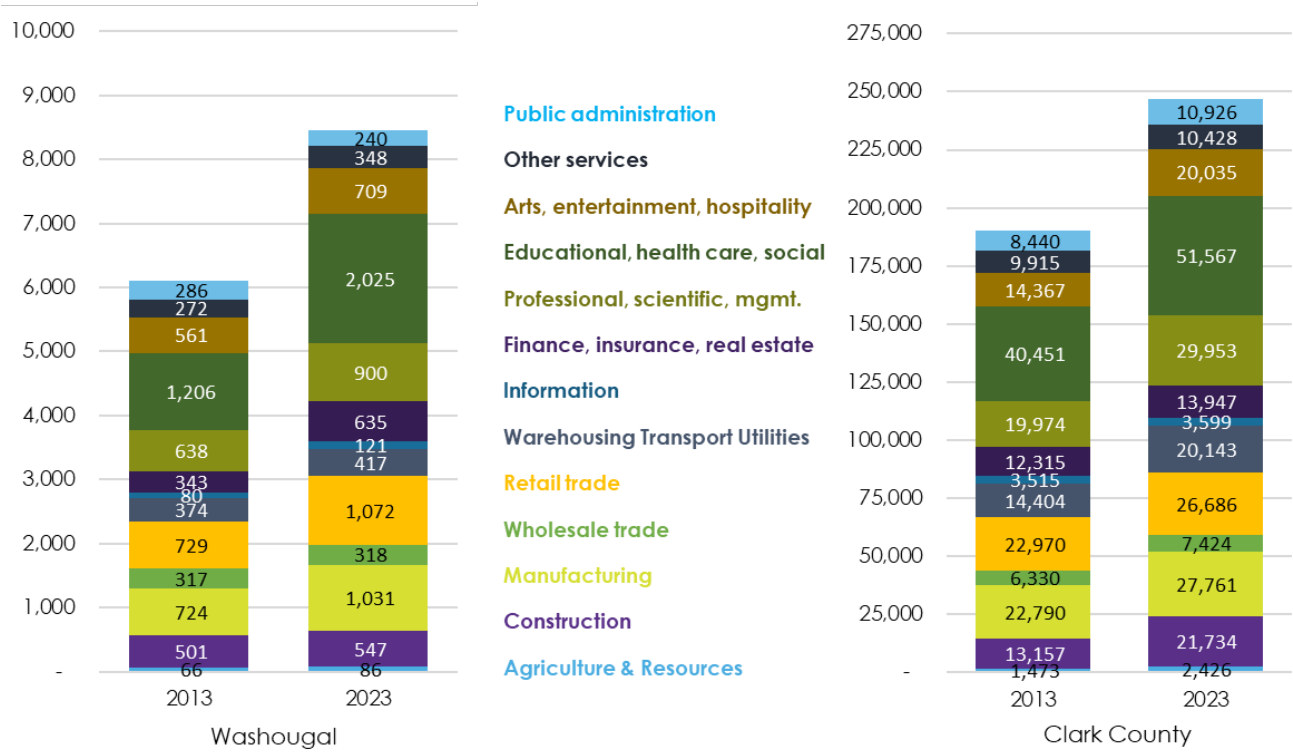


Figure 17 Employment Trends by Industry, Washougal and Clark County, 2013-2023<sup>20</sup>

<sup>20</sup> Source: U.S. Census ACS 5-Year Estimates Table S2405, 2024; CAI 2025

Table 4 Employment Trends by Industry, Washougal and Clark County, 2013-2023<sup>21</sup>

|                                       | Washougal |            |             |  | Clark County |            |             |
|---------------------------------------|-----------|------------|-------------|--|--------------|------------|-------------|
|                                       | % 2013    | % 2023     | CAGR        |  | % 2013       | % 2023     | CAGR        |
| Agriculture & resources               | 1%        | 1%         | 2.7%        |  | 1%           | <b>1%</b>  | <b>5.1%</b> |
| Construction                          | 8%        | 6%         | 0.9%        |  | 7%           | <b>9%</b>  | <b>5.1%</b> |
| Manufacturing                         | 12%       | <b>12%</b> | <b>3.6%</b> |  | 12%          | 11%        | 2.0%        |
| Wholesale trade                       | 5%        | 4%         | 0.0%        |  | 3%           | 3%         | 1.6%        |
| Retail trade                          | 12%       | <b>13%</b> | <b>3.9%</b> |  | 12%          | 11%        | 1.5%        |
| Warehousing transportation, utilities | 6%        | 5%         | 1.1%        |  | 8%           | <b>8%</b>  | <b>3.4%</b> |
| Information                           | 1%        | <b>1%</b>  | <b>4.2%</b> |  | 2%           | 1%         | 0.2%        |
| Finance, insurance, real estate       | 6%        | <b>8%</b>  | <b>6.4%</b> |  | 6%           | 6%         | 1.3%        |
| Professional, scientific, mgmt.       | 10%       | <b>11%</b> | <b>3.5%</b> |  | 11%          | <b>12%</b> | <b>4.1%</b> |
| Educational, health care, social      | 20%       | <b>24%</b> | <b>5.3%</b> |  | 21%          | 21%        | 2.5%        |
| Arts, entertainment, hospitality      | 9%        | 8%         | 2.4%        |  | 8%           | <b>8%</b>  | <b>3.4%</b> |
| Other services                        | 4%        | 4%         | 2.5%        |  | 5%           | 4%         | 0.5%        |
| Public administration                 | 5%        | 3%         | -1.7%       |  | 4%           | 4%         | 2.6%        |
|                                       | 100%      | 100%       | 3.3%        |  | 100%         | 100%       | 2.6%        |

Note: Boldface denotes a percent of total value higher in 2023 than 2013 or a faster growth rate than the overall CAGR.

<sup>21</sup> Source: U.S. Census ACS 5-Year Estimates Table S2405, 2024; CAI 2025

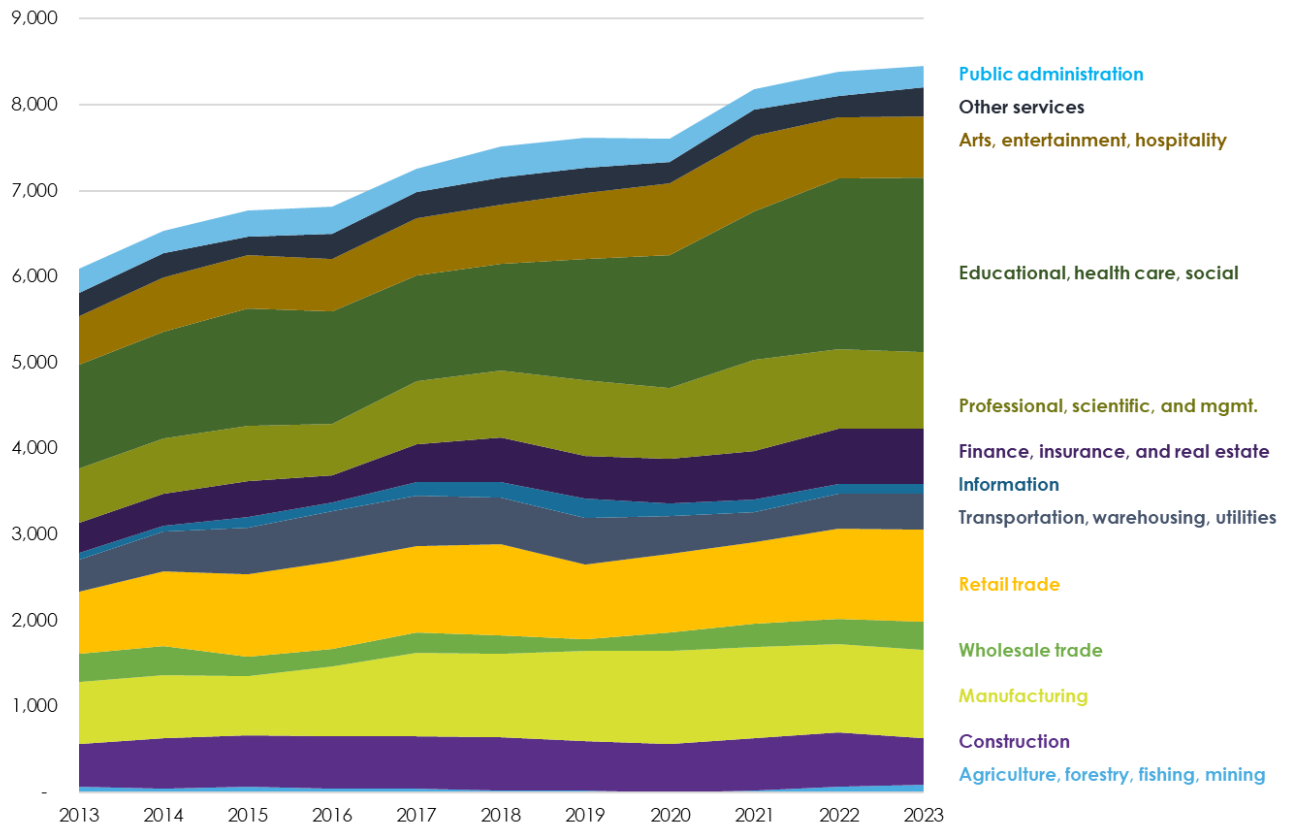


Figure 18 Washougal Residents Employment by Industry, 2013-2023<sup>22</sup>

## Resident Labor Force Wages by Industry

Factoring in growth of wages as well as employment suggests that Washougal's labor force is evolving in a positive direction. Figure 4-19 depicts the growth in employment and wages among the industry sectors in which the city's resident workforce is employed between 2013 and 2023. Colored circles identify those industries where both employment and wages are growing, with those towards the top and right experiencing the fastest growth in both wages and job numbers respectively. In general, as the trend line illustrates, industries growing faster in terms of employment are also experiencing faster wage growth.

<sup>22</sup> Source: U.S. Census ACS 5-Year Estimates Table S2405, 2024; CAI 2025

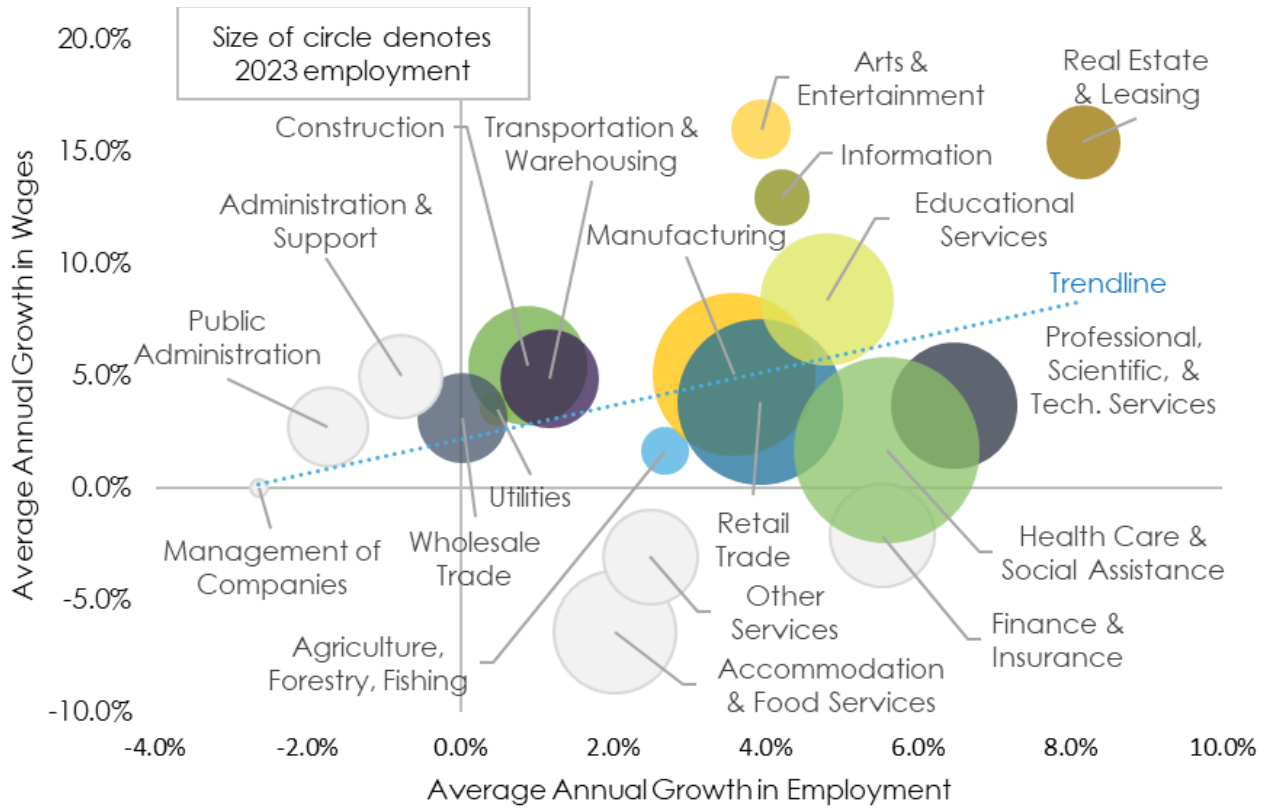


Figure 19 Wages, Employment, and Growth Rates of Washougal Residents' Industry Sectors (2013-2023)<sup>23</sup>

Table 4-5 identifies five industries, which in recent years have exhibited not just higher than average wages, but also higher than average growth in both wages and employment. These are identified in boldface and include: real estate and leasing; arts and entertainment; information; educational services; and manufacturing. Together these comprise approximately 26 percent of Washougal residents' employment, with manufacturing and educational services providing the two largest shares.

Other industries with high potential for growth include construction and transportation and warehousing, which, although experiencing slower growth in employment, are seeing higher than average wage growth on top of already higher than average wages. The professional, scientific, and technical services industry, meanwhile, is experiencing rapid job growth, and while it is experiencing slightly lower (but still strongly positive) growth in wages, it is doing so from a high wage baseline.

<sup>23</sup> Source: U.S. Census ACS 5-Year Estimates Tables S2403, S2413, 2024; CAI 2025

Table 5 Wages, Employment, and Growth Rates of Washougal Residents' Industry Sectors, 2013-2023<sup>24</sup>

|                                            | <b>Jobs<br/>2023</b> | <b>Jobs<br/>CAGR</b> | <b>Median<br/>Wage 2023</b> | <b>Wage<br/>CAGR</b> | <b>Wage %<br/>over Avg.</b> |
|--------------------------------------------|----------------------|----------------------|-----------------------------|----------------------|-----------------------------|
| <b>Real Estate &amp; Leasing</b>           | <b>215</b>           | <b>8.2%</b>          | <b>72,614</b>               | <b>15.4%</b>         | <b>17%</b>                  |
| <b>Arts &amp; Entertainment</b>            | <b>137</b>           | <b>3.9%</b>          | <b>63,208</b>               | <b>16.0%</b>         | <b>2%</b>                   |
| <b>Information</b>                         | <b>121</b>           | <b>4.2%</b>          | <b>143,244</b>              | <b>13.0%</b>         | <b>131%</b>                 |
| <b>Educational Services</b>                | <b>688</b>           | <b>4.8%</b>          | <b>76,071</b>               | <b>8.4%</b>          | <b>22%</b>                  |
| <b>Manufacturing</b>                       | <b>1,031</b>         | <b>3.6%</b>          | <b>87,706</b>               | <b>5.1%</b>          | <b>41%</b>                  |
| Professional, Scientific, & Tech. Services | 618                  | 6.5%                 | 81,883                      | 3.7%                 | 32%                         |
| Construction                               | 547                  | 0.9%                 | 85,920                      | 5.5%                 | 38%                         |
| Transportation & Warehousing               | 374                  | 1.2%                 | 78,571                      | 4.9%                 | 27%                         |
| Health Care & Social Assistance            | 1,337                | 5.6%                 | 41,515                      | 1.7%                 | -33%                        |
| Wholesale Trade                            | 318                  | 0.0%                 | 50,179                      | 3.1%                 | -19%                        |
| Retail Trade                               | 1,072                | 3.9%                 | 29,435                      | 3.8%                 | -53%                        |
| Public Administration                      | 240                  | -1.7%                | 89,878                      | 2.7%                 | 45%                         |
| Utilities                                  | 43                   | 0.5%                 | 79,135                      | 3.5%                 | 27%                         |
| Finance & Insurance                        | 420                  | 5.5%                 | 46,683                      | -2.1%                | -25%                        |
| Administration & Support                   | 269                  | -0.8%                | 41,563                      | 5.0%                 | -33%                        |
| Agriculture, Forestry, Fishing             | 86                   | 2.7%                 | 20,156                      | 1.6%                 | -68%                        |
| Other Services                             | 348                  | 2.5%                 | 22,442                      | -3.1%                | -64%                        |
| Accommodation & Food Services              | 572                  | 2.0%                 | 7,636                       | -6.4%                | -88%                        |
| Management of Companies                    | 13                   | -2.6%                | -                           | 0.0%                 | 0%                          |
| Mining & Quarrying                         | -                    | 0.0%                 | -                           | 0.0%                 | 0%                          |
| Average / Total                            | 8,449                | 2.5%                 | 62,102                      | 4.1%                 |                             |

*Note: Boldface denotes sectors with higher-than-average values for median wage as well as jobs and wage growth rates.*

## Economic Clusters in Washougal

Economic clusters describe concentrations of economic activity where a given industry accounts for a greater proportion of the local economy than the national distribution, indicating a potential center of gravity that could produce competitive advantages for further growth and specialization. As these represent companies and in-place employees located in Washougal, they present particular opportunities for further local economic development. This quality of relative concentration is indicated by the "location quotient," which describes the ratio of a given industry's role in the local economy relative to the national average.

Figure 4-20 identifies a number of such industries in Washougal which show high values for in-city employment, historical growth, and location quotient. Represented in the graph by colored circles, these include manufacturing, construction, and transportation and warehousing, all of which have a high location quotient and/or growth rates as well as high employment levels. Secondary clusters include the educational services industry, which exhibits high employment

<sup>24</sup> Source: U.S. Census ACS 5-Year Estimates Tables S2403, S2413, 2024; CAI 2025



and concentration but a lower growth rate, and real estate, which also has high concentration but lower growth and total employment.

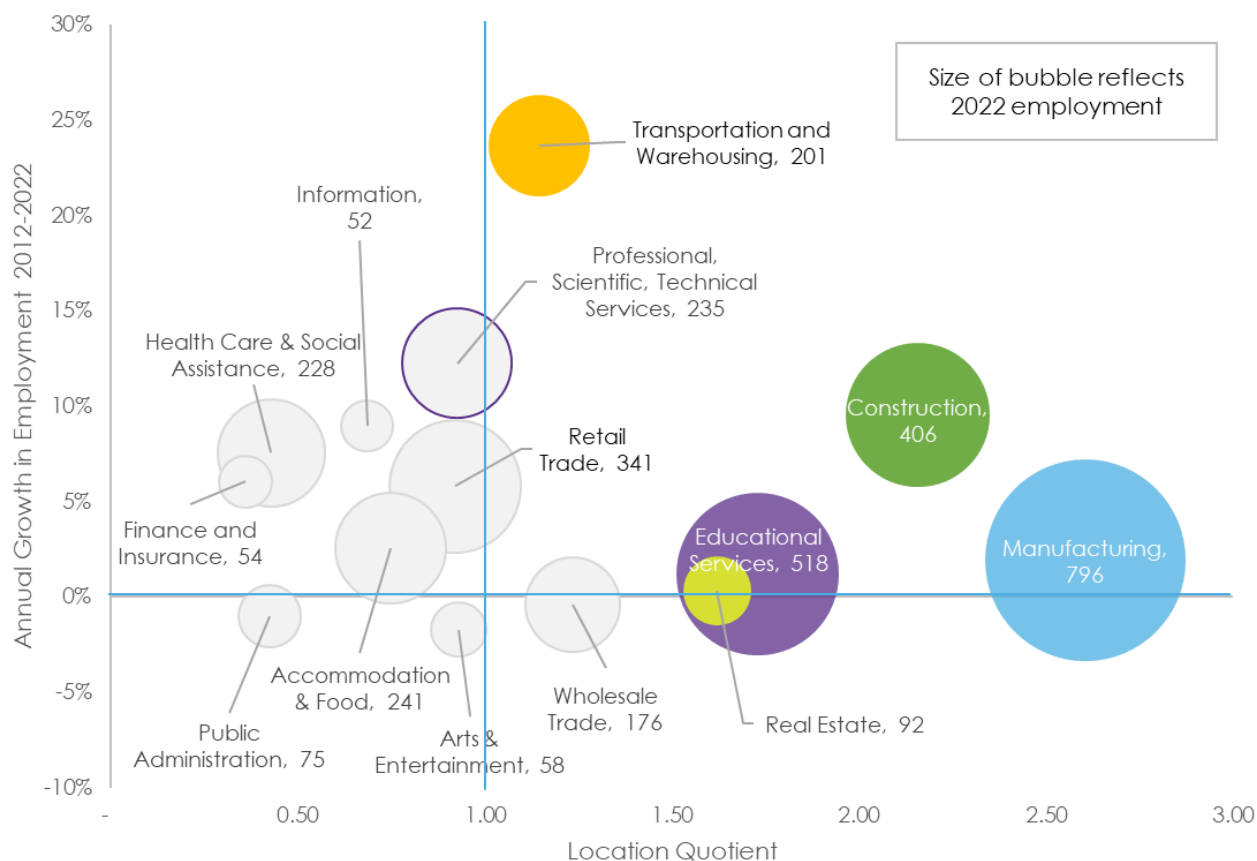


Figure 20 Top Industry Sectors (by Employment), Growth and Industry, 2012-2022<sup>25</sup>

Table 4-6 compares growth rates and local concentration of industries between Washougal and Clark County to identify potential areas of strength to focus on. Among those, construction and manufacturing have both higher growth rates and higher location quotients in Washougal than Clark County, suggesting particularly local clusters in the city. Similarly, although the professional, scientific, and technical services industry exhibits a location quotient slightly lower relative to the nation as a whole, it nevertheless has both higher growth rate and greater concentration locally than the county, suggesting another area of potential advantage. Transportation and warehousing is another industry where Washougal shows greater concentration than Clark County and similar growth rates.

<sup>25</sup> Sources: US BLS 2024, U.S. Census LEHD, 2024; CAI 2025

Note: Graph excludes industries with zero employment in 2022 (Agriculture, Forestry, & Fishing; Mining & Quarrying; Utilities; and Management of Companies), or highly negative growth rates (Administration & Support, and Other Services).

Table 6 Industry Sectors by Employment, Growth and Industry, Washougal vs. Clark County 2012-2022<sup>26</sup>

| Industry Sector                              | Washougal   |              |       | Clark County |       |         |
|----------------------------------------------|-------------|--------------|-------|--------------|-------|---------|
|                                              | LQ          | CAGR         | Jobs  | LQ           | CAGR  | Jobs    |
| Agriculture, Forestry, Fishing               | 0.00        | <b>0.0%</b>  | -     | 0.44         | -0.7% | 592     |
| Mining, Quarrying, and Oil and Gas           | 0.00        | 0.0%         | -     | 0.12         | 16.4% | 73      |
| Utilities                                    | 0.00        | 0.0%         | -     | 1.44         | 0.6%  | 1,250   |
| Construction                                 | <b>2.16</b> | <b>9.6%</b>  | 406   | 2.00         | 7.8%  | 16,953  |
| Manufacturing                                | <b>2.60</b> | <b>1.9%</b>  | 796   | 1.04         | 1.7%  | 14,333  |
| Wholesale Trade                              | <b>1.23</b> | -0.4%        | 176   | 1.08         | 1.4%  | 6,938   |
| Retail Trade                                 | 0.92        | <b>5.8%</b>  | 341   | 1.15         | 2.7%  | 19,162  |
| Transportation and Warehousing               | <b>1.14</b> | 23.7%        | 201   | 0.51         | 25.0% | 3,997   |
| Information                                  | 0.68        | <b>9.0%</b>  | 52    | 1.20         | 3.9%  | 4,087   |
| Finance and Insurance                        | 0.36        | <b>6.1%</b>  | 54    | 0.96         | 5.5%  | 6,470   |
| Real Estate                                  | <b>1.62</b> | 0.3%         | 92    | 1.21         | 3.6%  | 3,080   |
| Professional, Scientific, Technical Services | <b>0.92</b> | <b>12.2%</b> | 235   | 0.90         | 4.2%  | 10,268  |
| Management of Companies                      | 0.00        | -100.0%      | -     | 1.33         | 11.6% | 3,576   |
| Administration & Support                     | 0.21        | -8.7%        | 48    | 0.95         | 3.7%  | 9,764   |
| Educational Services                         | <b>1.73</b> | 1.2%         | 518   | 0.24         | 13.0% | 3,241   |
| Health Care & Social Assistance              | 0.43        | <b>7.6%</b>  | 228   | 1.21         | 4.3%  | 28,885  |
| Arts & Entertainment                         | <b>0.93</b> | -1.7%        | 58    | 0.73         | -1.2% | 2,050   |
| Accommodation & Food                         | 0.75        | 2.6%         | 241   | 1.02         | 3.8%  | 14,813  |
| Other Services                               | 0.49        | -7.8%        | 52    | 1.13         | -3.6% | 5,370   |
| Public Administration                        | 0.42        | -1.0%        | 75    | 0.72         | 0.7%  | 5,750   |
| Total                                        |             | 3.3%         | 3,573 |              | 3.7%  | 160,652 |

Note: Boldface denotes industry sectors with location quotient and/or growth rates in Washougal exceed those of Clark County overall.

Table 4-7 adds these industry concentration characteristics to the wage and employment growth factors analyzed above. This reinforces the conclusion that manufacturing, education, and real estate industries are areas of particular strength and potential for Washougal, with not just higher than average wages as well as wage and employment growth but the presence of local concentrations in those industries as well.

Although the arts and entertainment, information, and professional, scientific, and technical services industries have lower relative employment concentrations, they enjoy high average wages and are growing rapidly in both employment and wage terms, and so could develop into stronger local clusters in the future.

Construction, transportation, and warehousing are stable, established employment clusters. Although they have experienced lower growth in recent years, both have high employment concentrations as well as higher than average wage levels and wage growth.

<sup>26</sup> Sources: U.S. BLS 2024, U.S. Census LEHD, 2024; CAI 2025

Together these eight industries employ approximately 44 percent of Washougal's working residents. A further 29 percent work in two industries (health care and social assistance; and retail trade) with more moderate wages but which constitute another important employment base for the city. The final 27 percent are spread across industries with low or declining employment and/or shrinking wages.

*Table 7 Industry Sectors by Employment Growth, Wage Growth, and Location Quotient, 2012-2023<sup>27</sup>*

|                                                       | <b>Jobs<br/>2023</b> | <b>Jobs<br/>CAGR</b> | <b>Median<br/>Wage 2023</b> | <b>Wage<br/>CAGR</b> | <b>Local<br/>Emp. LQ</b> | <b>Resident<br/>Emp. LQ</b> | <b>% of<br/>Total</b> |
|-------------------------------------------------------|----------------------|----------------------|-----------------------------|----------------------|--------------------------|-----------------------------|-----------------------|
| <b>Manufacturing</b>                                  | 1,031                | <b>3.6%</b>          | <b>87,706</b>               | <b>5.1%</b>          | <b>2.60</b>              | <b>1.23</b>                 |                       |
| <b>Educational Services</b>                           | 688                  | <b>4.8%</b>          | <b>76,071</b>               | <b>8.4%</b>          | <b>1.73</b>              | 0.87                        | 23%                   |
| <b>Real Estate &amp; Leasing</b>                      | 215                  | <b>8.2%</b>          | <b>72,614</b>               | <b>15.4%</b>         | <b>1.62</b>              | <b>1.36</b>                 |                       |
| <b>Arts &amp; Entertainment</b>                       | 137                  | <b>3.9%</b>          | <b>63,208</b>               | <b>16.0%</b>         | 0.93                     | 0.78                        |                       |
| <b>Information</b>                                    | 121                  | <b>4.2%</b>          | <b>143,244</b>              | <b>13.0%</b>         | 0.68                     | 0.76                        | 10%                   |
| <b>Professional, Scientific, &amp; Tech. Services</b> | 618                  | <b>6.5%</b>          | <b>81,883</b>               | 3.7%                 | 0.92                     | 0.91                        |                       |
| <b>Construction</b>                                   | 547                  | 0.9%                 | <b>85,920</b>               | <b>5.5%</b>          | <b>2.16</b>              | 0.94                        | 11%                   |
| <b>Transportation &amp; Warehousing</b>               | 374                  | 1.2%                 | <b>78,571</b>               | <b>4.9%</b>          | <b>1.14</b>              | 0.88                        |                       |
| Health Care & Social Assistance                       | 1,337                | <b>5.6%</b>          | 41,515                      | 1.7%                 | 0.43                     | <b>1.13</b>                 | 29%                   |
| Retail Trade                                          | 1,072                | <b>3.9%</b>          | 29,435                      | 3.8%                 | 0.92                     | <b>1.17</b>                 |                       |
| Wholesale Trade                                       | 318                  | 0.0%                 | 50,179                      | 3.1%                 | <b>1.23</b>              | <b>1.64</b>                 |                       |
| Public Administration                                 | 240                  | -1.7%                | <b>89,878</b>               | 2.7%                 | 0.42                     | 0.60                        |                       |
| Utilities                                             | 43                   | 0.5%                 | <b>79,135</b>               | 3.5%                 | -                        | 0.60                        |                       |
| Finance & Insurance                                   | 420                  | <b>5.5%</b>          | 46,683                      | -2.1%                | 0.36                     | <b>1.03</b>                 |                       |
| Administration & Support                              | 269                  | -0.8%                | 41,563                      | <b>5.0%</b>          | 0.21                     | 0.76                        | 27%                   |
| Agriculture, Forestry, Fishing                        | 86                   | <b>2.7%</b>          | 20,156                      | 1.6%                 | -                        | 0.86                        |                       |
| Other Services                                        | 348                  | 2.5%                 | 22,442                      | -3.1%                | 0.49                     | 0.88                        |                       |
| Accommodation & Food Services                         | 572                  | 2.0%                 | 7,636                       | -6.4%                | 0.75                     | <b>1.01</b>                 |                       |
| Management of Companies                               | 13                   | -2.6%                | -                           | 0.0%                 | -                        | <b>1.21</b>                 |                       |
| Mining & Quarrying                                    | -                    | 0.0%                 | -                           | 0.0%                 | -                        | -                           |                       |
| Average / Total                                       | 8,449                | 2.5%                 | 62,102                      | 4.1%                 | 1.00                     | 1.00                        | 100%                  |

*Note: Boldface denotes values that are higher than the average for that factor.*

## Major Employers, Small Businesses, and the Potential for Synergies

The Port of Camas-Washougal constitutes a significant asset to the city and surrounding communities. As of May 2025, the Port lists 62 companies among its tenants, more than one third of which had been operating there during the previous Comprehensive Plan update ten years earlier. A complete list of the Port's tenants as of May 2025 is presented in Appendix 1.

The Pendleton Woolen Mills represents another large employer identified in the last Comprehensive Plan update along with the Washougal School District and the city government itself. As noted in the 2025 Economic Development Strategic Plan, the Pendleton Mills also play

<sup>27</sup> Sources: US BLS 2024, U.S. Census LEHD, 2024; U.S. Census ACS 5-Year Estimates Tables S2403, S2413, 2024; CAI 2025

a significant role as a major landholder in close proximity to the downtown core, the Port of Camas-Washougal Industrial Park, and the waterfront, and thus presents a potential asset to strategically pursue broader economic development objectives, advancing the interests of both company and city.

Considering wage strength and growth, trends in employment growth both in the city and among its resident workforce, and local concentrations of people and firms in combination suggests several industries that exhibit high potential. In addition to Washougal's strength in manufacturing, these include construction; professional, scientific, and technical services; information; educational services; real estate; and transportation and warehousing. Arts and entertainment represents somewhat of a wild card; although Washougal itself is not home to many such jobs at present, it is home to a larger and growing pool of residents working in the industry and thus represents an area of high potential.

At the same time, a number of trends are also encouraging the growth of small businesses. Residents have expressed a desire for a variety of local shopping and dining options, while advances in technology and communications increasingly enable entrepreneurs to launch and scale diverse businesses from smaller communities where they might not previously have been possible. In this respect, Washougal offers attractive qualities to such entrepreneurs, from its small-town character and scenic location at the entrance to the Columbia River Gorge, its combination of an increasingly educated workforce and a strong local cluster of manufacturing companies and workers, and its proximity to a large, diverse, and connected metropolitan area. Similarly, the presence of large and established economic actors, such as the Pendleton Woolen Mills and the network of companies and services at the Port Industrial Park, provides a nucleus which can support the emergence and development of new establishments and entrepreneurs. The following section identifies a set of goals and policies designed to support both of these pillars of the Washougal economy as well as the community and institutional infrastructure that will support and strengthen them.

## Appendix: Port of Camas-Washougal Industrial Park Tenants (2025)

| <b>Firm Name</b>                       | <b>Product</b>                                                                    |
|----------------------------------------|-----------------------------------------------------------------------------------|
| 54-40 Brewing Company LLC              | Beer Manufacturing and Warehousing                                                |
| Acc-U-Set Construction, Inc.           | Construction Services (Storage Yard)                                              |
| Advanced Drainage Systems              | Manufacturing Facility                                                            |
| All Weather Wood Treaters CCA          | Wood Treating                                                                     |
| Allen Brown Wood Waste                 | Trucking of Wood & Wood Residuals                                                 |
| Alpha Ready Mix                        | Concrete Contractor                                                               |
| American Energy Propane, Inc.          | Propane Tank Storage and Distribution                                             |
| Arbiter Inc.                           | Design and Manufacture of Test Equipment in the Cross Connection Control Industry |
| Ballard Marine Construction            | Marine Construction Services                                                      |
| Camas Washougal Municipal Courthouse   | Court House Services                                                              |
| Camas Washougal Muffler                | Automotive                                                                        |
| Clean Earth                            | Environmental Consultants                                                         |
| Columbia Forge & Machine Works         | Machine Shop                                                                      |
| Columbia Resources                     | Waste Management Transfer Station                                                 |
| Corrosion Companies Inc.               | Field & Shop Services                                                             |
| DS Fabrication & Design Inc.           | Specialized Fabrication & Design Work                                             |
| DM Manufacturing                       | *                                                                                 |
| Ecological Land Services               | Environmental Services                                                            |
| Elevate NW Electrical                  | Electrician                                                                       |
| Elwell Corporation                     | RV Products                                                                       |
| Express Fire Systems                   | Fire Protection Services                                                          |
| Exterior Wood                          | CCA Wood Treating                                                                 |
| Falcon Sales and Marketing             | Wholesale Mobile and Electronics Sales and Distribution                           |
| Ferguson Enterprises                   | Plastic Products & Piping for Industry & Aquaculture                              |
| Fitesa Washougal, Inc.                 | Nonwoven Producer                                                                 |
| Foods In Season                        | Gourmet Fresh Food Supplier                                                       |
| Grains of Wrath                        | *                                                                                 |
| Grit Overland                          | *                                                                                 |
| Hildebrand Concrete Construction, Inc. | Concrete Curb & Flatwork                                                          |
| IFill Systems                          | K-Cups                                                                            |
| Intech Enterprises, Inc.               | Manufacturing & Rebuilding of Food Processing Equipment                           |
| JLE Truckwash, Inc.                    | Premier Truck Cleaning Solutions                                                  |
| J. Stout Auctions                      | Heavy Equipment Auctions                                                          |
| Kemira Chemicals                       | Chemical Manufacturing - Plant                                                    |
| Kirby Devon, Inc.                      | Machinery for Pharmaceutical Industry                                             |

|                                            |                                           |
|--------------------------------------------|-------------------------------------------|
| Lumino Wellness                            | Manufacturing Health & Beauty Products    |
| Madlyn Metal Fab                           | Steel Fabrication                         |
| Mary Jane's Glass Productions              | Light manufacturing & warehousing         |
| McDonald Excavating                        | Excavating Contractor                     |
| Nationwide Boiler Inc.                     | Boiler Systems & Parts                    |
| Noctel Communications                      | Telecommunications Service Provider       |
| Northwest Adhesives                        | High Performance Adhesive Manufacturer    |
| Norwesco, Inc.                             | Rotational Molded Tanks                   |
| Panther RV Products LLC                    | Warehouse RV parts, products & supplies   |
| Philip Services / Burlington Environmental | Waste Management                          |
| Piller Aimcco                              | Tooling, Injection Molding, Manufacturing |
| Portland Tractor                           | Caterpillar Equipment Parts               |
| Puffin Café                                | *                                         |
| Port of Camas - Washougal                  | *                                         |
| Quality Precision Cleaning                 | *                                         |
| Real Carbon                                | Manufacturer                              |
| Recluse Brew Works                         | Brewery and Tasting Room                  |
| Rediviva Distilling                        | Distillery                                |
| Riverside Marine                           | *                                         |
| Stainless Cable and Rail                   | Cable Railing Systems                     |
| Swift Machining                            | Light Manufacturing                       |
| United Precision Company                   | Manufacturer for Aerospace and Defense    |
| VEGA                                       | Gymnastics Academy                        |
| Watercare Industrial Services, Inc.        | Blended Chemicals for Water Treatment     |
| Western Forest Products Inc.               | Glued Laminated Wood Products             |
| West Columbia Gorge Humane Society         | Animal Shelter/Humane Society             |
| Westlie-Ford Mercury Inc.                  | Auto Sales, Service & Parts               |
|                                            |                                           |
| * Not reported                             |                                           |

Source: Port of Camas-Washougal, 2025, <https://portcw.com/business-real-estate/tenant-directory/>



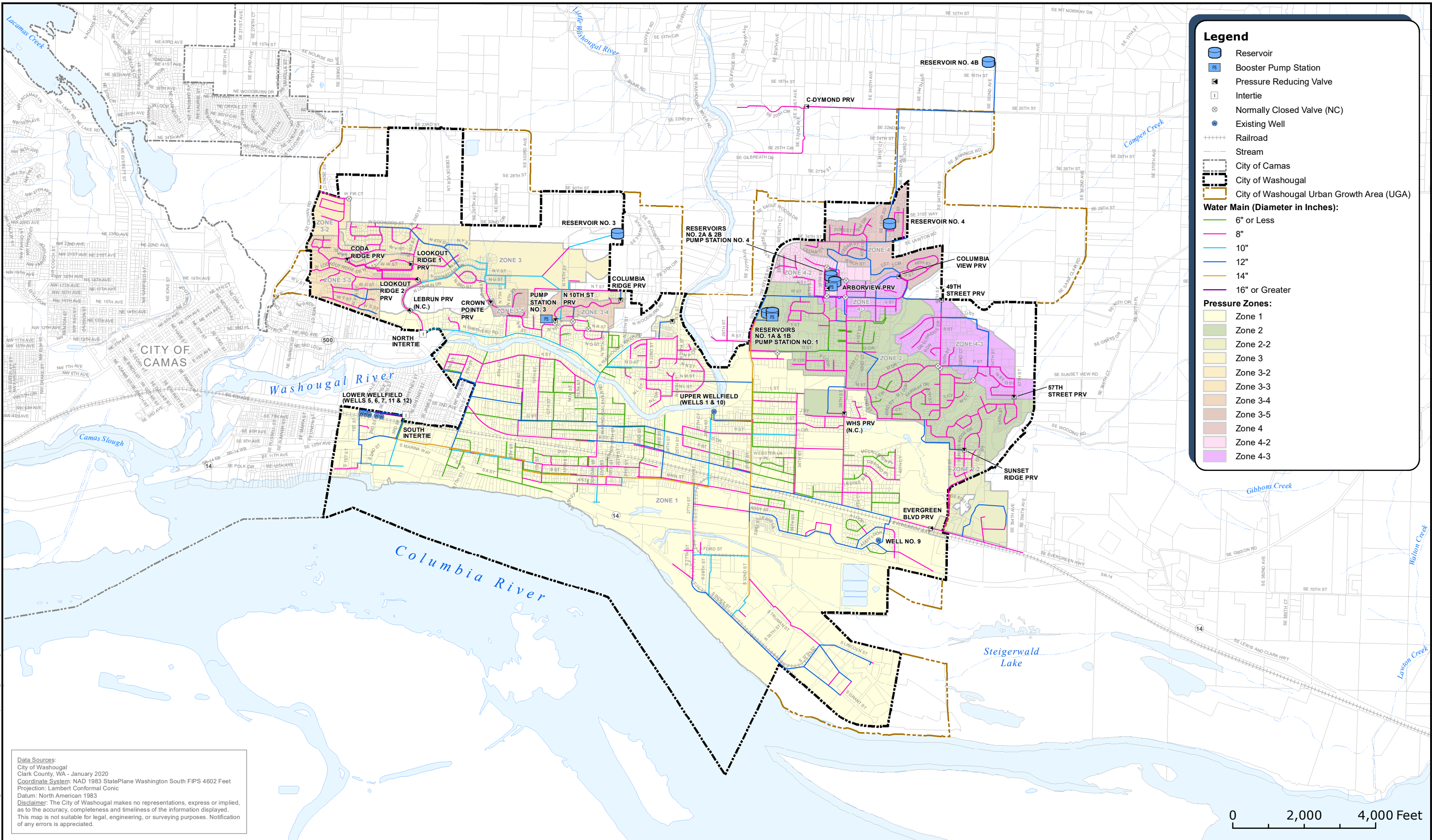
## Port of Camas-Washougal Industrial Park Tenants (2025)

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|----------------------------------------|-----------------------------------------------------------------------------------|
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| Advanced Drainage Systems              | Manufacturing Facility                                                            |
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| Columbia Forge & Machine Works         | Machine Shop                                                                      |
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| DM Manufacturing                       | *                                                                                 |
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| Elevate NW Electrical                  | Electrician                                                                       |
| Elwell Corporation                     | RV Products                                                                       |
| Express Fire Systems                   | Fire Protection Services                                                          |
| Exterior Wood                          | CCA Wood Treating                                                                 |
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| Foods In Season                        | Gourmet Fresh Food Supplier                                                       |
| Grains of Wrath                        | *                                                                                 |
| Grit Overland                          | *                                                                                 |
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| Firm Name                                  | Product                                   |
|--------------------------------------------|-------------------------------------------|
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| Nationwide Boiler Inc.                     | Boiler Systems & Parts                    |
| Noctel Communications                      | Telecommunications Service Provider       |
| Northwest Adhesives                        | High Performance Adhesive Manufacturer    |
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| Panther RV Products LLC                    | Warehouse RV parts, products & supplies   |
| Philip Services / Burlington Environmental | Waste Management                          |
| Piller Aimmco                              | Tooling, Injection Molding, Manufacturing |
| Portland Tractor                           | Caterpillar Equipment Parts               |
| Puffin Café                                | *                                         |
| Port of Camas - Washougal                  | *                                         |
| Quality Precision Cleaning                 | *                                         |
| Real Carbon                                | Manufacturer                              |
| Recluse Brew Works                         | Brewery and Tasting Room                  |
| Rediviva Distilling                        | Distillery                                |
| Riverside Marine                           | *                                         |
| Stainless Cable and Rail                   | Cable Railing Systems                     |
| Swift Machining                            | Light Manufacturing                       |
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| Westlie-Ford Mercury Inc.                  | Auto Sales, Service & Parts               |

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## City of Washougal Water System Plan Update

## Figure 1-1 Existing Water System Facilities





**WASHOUGAL  
ONWARD**

# **CLIMATE VULNERABILITY ASSESSMENT**

October 8, 2025



**CITY OF WASHOUGAL**



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# Executive Summary

This Climate Vulnerability Assessment (CVA) aims to enhance the City of Washougal's preparedness for climate risks while supporting the needs of vulnerable populations and addressing requirements in House Bill (HB) 1181. This assessment uses local, regional, and state assessments; spatial mapping; and peer-reviewed publications to:

- Meet HB1181 requirements
- Identify climate change impacts and vulnerabilities
- Highlight unequal climate impacts
- Guide climate resilience planning, including the development of the Climate Element component of Washougal's Comprehensive Plan

## Climate Vulnerability Framework

This CVA discusses the exposure, sensitivity, and adaptive capacity of key assets and communities, providing an assessment of Washougal's overall climate vulnerability (Figure 1). This CVA supports the identification of policies and actions that the City can take across different sectors and subsectors to reduce the risks of climate change. These sectors include transportation and energy infrastructure, businesses and housing, environmental and water resources, human well-being and emergency management.

**Climate risks** refer to the range of potential impacts a system might face from climate change, influenced by the system's exposure to climate-related hazards, and its sensitivity to such changes. To characterize risks, we looked at:

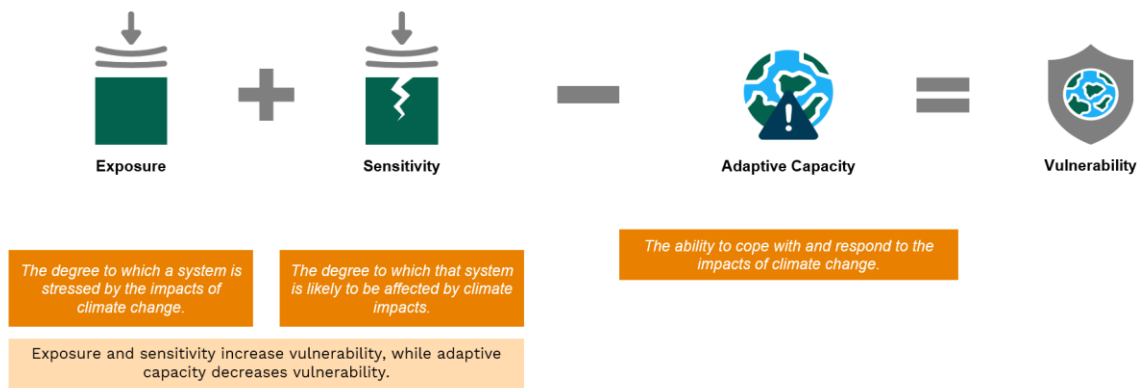


Figure 1: Climate vulnerability framework.



## Vulnerable Communities

### RESULTS



#### Climate Risks: Key Findings

##### Transportation and Energy Infrastructure

- Key roads like SR 14 may be impacted by flooding, limiting evacuations and leading to extensive and costly repairs.
- Walking and biking routes can be impacted by flooding, downed trees, and extreme heat.
- Bus stops lack shelter from rain and extreme heat.
- The City's electricity substations and power lines are susceptible to damage from fires, storms, and high winds.

##### Businesses and Housing

- Businesses face risk of damage caused by flooding, storms, wildfires, and extreme heat, particularly for areas in floodplains (including the Port of Camas Washougal).
- The Town Center may be impacted by surrounding road closures.
- Most housing in Washougal is in the Wildland Urban Interface (WUI), where developed areas border fire-prone wildlands. Planned growth areas are also closer to wildland forests, which brings potential increased fire risk.
- Low-income housing may be less resilient to extreme heat and extended wildfire smoke events.

##### Environmental and Water Resources

- Some of the natural areas and parks are vulnerable to wildfires, summer drought, and extreme heat.
- Rivers and streams – and the fish and other aquatic wildlife that depend on them – may be impacted by floods, rising water temperatures, and changing precipitation patterns.
- Summer droughts could place further strain on the water supply.
- Water resources and infrastructure may be affected by flooding and extreme storms.

##### Human Well-being and Emergency Management

- Community spaces (such as libraries, schools, health facilities, and parks), may be at risk of flooding, wildfire, and extreme heat.
- Smoke and heat events increase risks to human health. Heat exposure is not distributed equally throughout the City.
- Parks located in low-lying areas, current floodplains, or regulatory flood zones are expected to be more exposed to riverine and/or tidal flooding.
- Emergency management responses and social systems will be stressed by climate events like wildfire and heat.





# Acknowledgements

The following people contributed to this Climate Vulnerability Assessment:

## Washougal Project Team

**Mitch Kneipp**, Community Development Director

**Mennen Middlebrooks**, City Planner

**Brian Bill**, Portland State University MURP Intern

**Climate Subcommittee members including:**  
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**Jessica Herceg**, DOWL

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Contributed input to this CVA

Contributed input to this CVA

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**Andrea Martin**, Director of Planning & Facilitation

**Riley Schumm**, Associate

**Maddie Seibert**, Senior Associate

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Vulnerability Assessment Analyst

Principal in Charge, GHG Emissions Lead

Vulnerability Assessment Analyst

Policy Lead



The Washougal Climate Element is supported with funding from Washington's Climate Commitment Act (CCA). The CCA supports Washington's climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health. Information about the CCA is available at [www.climate.wa.gov](http://www.climate.wa.gov).



# Glossary

| Term                                   | Definition                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adaptation                             | The process of adjusting to new (climate) conditions in order to reduce risks to valued assets and harm. (US Climate Toolkit <a href="#">Glossary</a> )                                                                                                                                                                                                                                                      |
| Adaptive Capacity                      | The ability of a person, asset, or system to adjust to a hazard, take advantage of new opportunities, or cope with change. (US Climate Toolkit <a href="#">Glossary</a> )                                                                                                                                                                                                                                    |
| Assets                                 | People, resources, ecosystems, infrastructure, and the services they provide. Assets are the tangible and intangible things people or communities value.                                                                                                                                                                                                                                                     |
| Climate                                | Climate is the usual weather of a place over a longer period – the typical seasons, yearly highs and lows of temperatures, average rainfall, etc. Weather is the changes we see and feel outside from day to day.                                                                                                                                                                                            |
| Climate Change                         | Climate change refers to the long-term shifting of environmental conditions and weather patterns, primarily caused by human activity, including greenhouse gas emissions from burning fossil fuels. It affects the environment through rising temperatures, drought, flooding, wildfire risk, and smoke, and in turn impacts systems like water, energy, transportation, ecosystems, health, food, and more. |
| Climate Impact(s)                      | Effects on natural and human systems that result from hazards. Evaluating potential climate impacts is a critical step in assessing vulnerability.                                                                                                                                                                                                                                                           |
| Climate Resilience                     | The ongoing process of anticipating, preparing for, and adapting to changes in climate and minimizing negative impacts to our natural systems, infrastructure, and communities. See RCW <a href="#">70A.65.010</a> (16).                                                                                                                                                                                     |
| Climate Vulnerability Assessment (CVA) | A framework for data analysis to identify the likelihood of future climate hazards and their potential impacts and vulnerabilities for cities and their communities, including exposure, sensitivity, and adaptive capacity that contribute to overall climate risk.                                                                                                                                         |
| Non-Climate Stressor                   | A condition, event, or trend not related to climate change that can exacerbate hazards. Essentially, it is a variable that can cause additional difficulties. Examples include population growth or dams, which exacerbate issues like water quality and demand, but are not directly tied to climate change.                                                                                                |
| Co-Benefits                            | The additional benefits of policies that are implemented with a primary goal. For instance, co-benefits of reducing greenhouse gas emissions                                                                                                                                                                                                                                                                 |



|                                      |                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                      | include cleaner air, the creation of green jobs, improved public health from active travel, and the support of biodiversity. Also referred to as "multiple benefits."                                                                                                                                                                                               |
| Critical Areas                       | Critical areas are land features that serve as essential components to the local ecosystem and provide community benefits including water quality and flood control, improved air quality, habitat, recreation, and natural beauty.                                                                                                                                 |
| Critical Aquifer Recharge Areas      | A designation for land features within 1,000 feet of city water supply wells. Streamflow and precipitation in these areas assist with replenishing the aquifer water supply.                                                                                                                                                                                        |
| Environmental Burden                 | Within the context of this report, environmental burdens refer to the various health risks and diseases linked to environmental factors, exposure, and climate change. These can include poor air quality, poor water quality, or habitat destruction.                                                                                                              |
| Equity                               | Everyone can reach their highest level of health and potential for a successful life, regardless of their background and identity.                                                                                                                                                                                                                                  |
| Exposure                             | The presence of people, assets, and ecosystems in places where they could be adversely affected by hazards. (US Climate Toolkit <a href="#">Glossary</a> )                                                                                                                                                                                                          |
| Extreme Heat                         | Extreme heat is defined as summertime temperatures that are much hotter and/or humid than average. Increased temperatures can cause uncomfortable or dangerous conditions in areas not equipped for the heat, such as locations with limited air conditioning.                                                                                                      |
| Floodplain                           | Areas of low-lying land or zones near bodies of water that are particularly at risk for flooding.                                                                                                                                                                                                                                                                   |
| Greenhouse Gas (GHG)                 | Includes carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and any other gas or gases designated by the department of Ecology by rule under RCW <a href="#">70A.45.010</a> . See RCW <a href="#">36.70A.030</a> (21). Greenhouse gases trap some of the Earth's outgoing energy, retaining heat in the atmosphere. |
| Hazard                               | An event or condition that may cause injury, illness, or death to people and/or damage to assets.                                                                                                                                                                                                                                                                   |
| Hazard Mitigation                    | Any sustainable action that reduces or eliminates long-term risk to people and property from future disasters.                                                                                                                                                                                                                                                      |
| House Bill (HB) <a href="#">1181</a> | An act of the Washington State Legislature, passed in the 2023 Regular Session, relating to improving the state's climate response through updates to the state's planning framework.                                                                                                                                                                               |
| Humidex                              | Humidex, also referred to as the humidity index, is a measurement based on heat and humidity used to describe how hot the weather feels to people.                                                                                                                                                                                                                  |



|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indicator                | A sign that shows what something is like or how a situation is changing. An environmental exposure or social vulnerability indicator can be a datapoint showing change or impacts over a period of time.                                                                                                                                                                                                                                               |
| Magnitude                | The measure of consequences — for example, high, medium, or low — for an asset that is impacted by a climate hazard.                                                                                                                                                                                                                                                                                                                                   |
| Overburdened Community   | A geographic area where vulnerable populations face multiple environmental harms and health impacts, and frequently includes lower-income residents. See RCW <a href="#">36.70A.030</a> (29) and <a href="#">19.405.020</a> .                                                                                                                                                                                                                          |
| Particulate Matter (2.5) | Often referred to as PM <sub>2.5</sub> , PM stands for particulate matter, while 2.5 refers to the size of 2.5 micrometers or smaller. Together, PM <sub>2.5</sub> refers to a group of air pollutants/particles that pose human health risks.                                                                                                                                                                                                         |
| Planned Growth Areas     | Also referred to as urban growth area (UGA), see below.                                                                                                                                                                                                                                                                                                                                                                                                |
| Probability              | The likelihood of hazard events occurring, determined from the historic frequency of events.                                                                                                                                                                                                                                                                                                                                                           |
| Regulatory Flood Zone    | Zones designated by the Federal Emergency Management Agency (FEMA) as two or more acres of normally dry land that can be temporarily covered by environmental hazard-related water or mudflow.                                                                                                                                                                                                                                                         |
| Risk                     | The potential for negative consequences where something of value is at stake. In the context of the assessment of climate impacts, the term risk is often used to refer to the potential for adverse consequences of a climate-related hazard. Risk can be assessed by multiplying the probability of a hazard by the magnitude of the negative consequence or loss.                                                                                   |
| Risk Reduction Zone      | Areas identified by USDA Forest Service on their <a href="#">Wildfire Risk to Communities</a> tool as vulnerable to direct or indirect wildfire exposure. USDA Forest Service defines direct exposure as areas where “homes may be ignited by adjacent flammable vegetation” and indirect exposure as areas where “homes may be ignited by indirect sources”.                                                                                          |
| Sector / Subsector       | Topics of consideration identified by the Washington Department of Commerce for analysis of climate impacts, such as transportation and energy infrastructure, businesses and housing, environmental and water resources, human well-being and emergency management, etc. Subsectors refer to more specific topical areas related to a sector, such as highways and roads, businesses and industries, critical areas, community spaces and parks, etc. |
| Sensitivity              | The degree to which a system, population, or resource is or might be affected by hazards or climate impacts.                                                                                                                                                                                                                                                                                                                                           |
| Urban Growth Area (UGA)  | As required under RCW <a href="#">36.70A.040</a> , Washougal is located within an urban growth area. The UGA creates a boundary within which urban                                                                                                                                                                                                                                                                                                     |





|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                | growth is encouraged and outside of which growth can occur only if it is not urban in nature. The UGA attempts to control urban sprawl and encourage infill development near existing infrastructure and services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Vulnerability                  | The propensity or predisposition of assets to be adversely affected by hazards. Vulnerability encompasses exposure, sensitivity, potential impacts, and adaptive capacity. (US Climate Toolkit <a href="#">Glossary</a> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Vulnerable Populations         | Groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms, due to: adverse socioeconomic factors such as unemployment, high housing and transportation costs relative to income, limited access to nutritious food and adequate health care, linguistic isolation, and other factors that negatively affect health outcomes and increase vulnerability to the effects of environmental harms; and, sensitivity factors, such as low birth weight and higher rates of hospitalization. Vulnerable populations include but are not limited to racial and ethnic minorities; low-income populations; and populations disproportionately impacted by environmental harms. See RCW <a href="#">36.70A.030</a> (47). |
| Wildland-Urban Interface (WUI) | Wildland-urban interface means the geographical area where structures and other human development meet or intermingles with forests/wildland/natural vegetation, leading to increased fire risk.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



# Introduction

The City of Washougal (Washougal, the City) hired Cascadia Consulting Group (Cascadia) to conduct this Climate Vulnerability Assessment (CVA). This CVA will be used to develop and prioritize goals and policies to enhance climate resilience in the City. It provides a detailed understanding of current and future climate risks in Washougal and an analysis of vulnerability across the city’s infrastructure and communities. The CVA highlights gaps and opportunities for strengthening the city’s current ability to cope with and respond to climate risks. The main objectives of the CVA are to enhance Washougal’s preparedness for climate risks while supporting the needs of vulnerable populations and addressing requirements in House Bill (HB) 1181.

## OBJECTIVES

- Meet HB1181 requirements
- Identify and assess City of Washougal climate risks and vulnerabilities
- Inform the Climate Element, especially the Resilience Sub-Element, of the Comprehensive Plan

## Why Assess Climate Change Vulnerability?

### Policy Context

This CVA informs Washougal’s first ever Climate Element. The Washington State Growth Management Act (GMA) was amended in 2023 under HB 1181, requiring cities and counties to adopt a [Climate Element](#), or a chapter in their comprehensive plan, that mitigates greenhouse gas emissions and builds community resilience. As a town of over 10,000 residents, Washougal is required to complete both a Resilience Sub-Element and a Greenhouse Gas Emissions Sub-Element (Washington State Department of Commerce, 2023). It must adopt climate policies through a framework consistent with the Commerce’s [Climate Planning Guidance](#). This includes prioritizing climate resilience policies that address environmental and climate justice.

The Washington Department of Commerce (Commerce) describes the goal of climate resilience as to “improve climate preparedness, response and recovery efforts” (Washington State Department of Commerce, 2024). This Vulnerability Assessment is an optional step, which Washougal chose to take to better inform its Climate Resilience Sub-Element.

### Preparing for Climate Impacts

Without investments into climate action at the global scale – including reducing greenhouse gas (GHG) emissions and adapting to current and future climate risks – Washougal is expected to face increasingly severe climate impacts in the decades ahead. Adaptation will be necessary across multiple sectors to avoid ever-worsening outcomes (Intergovernmental Panel on Climate Change, 2023).





Washougal is located in Clark County on the exurban fringe of the Portland-Vancouver metropolitan region, on the Washington side of the Columbia River. It is on the ancestral lands of the Indigenous peoples of the Chinook, Cowlitz, and Klickitat nations (Confluence Library, n.d.). Today, Washougal is a small, primarily residential community with a current population of about 18,360 people; it is expected to grow rapidly in coming years. Washougal is currently planning for nearly 7,000 new residents and 4,000 new homes by 2045 (City of Washougal, 2025).

The City's identity is strongly linked with its natural beauty and unique location on the west entrance to the scenic Columbia River Gorge. The City's area includes previous Columbia River floodplains, which were diked in 1966 by the US Army Corps of Engineers. In the northern area of the City, some slopes reach a grade of 40% or more.

Washougal is already facing a variety of climate impacts, influenced by its unique geography, including proximity to rivers and forests and its steep slopes in some areas. One example of a recent climate impact is the record-breaking heat dome experienced in the summer of 2021, which caused significant heat-related illness and death, infrastructure strain, and damage to ecosystems across the Pacific Northwest (U.S. Global Change Research Program, 2024). Additionally, wildfires in surrounding areas – like the Eagle Creek wildfire in 2017 (Figure 2) – are becoming more frequent and extensive, leading to evacuations and poor air quality (Moyer, Nakia Creek Fire expands, thousands of Camas-Washougal residents now in evacuation zones, 2022). The Nakia Creek Fire northeast of Camas-Washougal in 2022 led to the evacuation of over 2,000 households in the surrounding area (Moyer, 2022). These events highlight the increasing frequency and severity of climate-driven hazards affecting Washougal and the need for climate resilience planning and action.



Figure 2: The Bridge of the Gods, about 25 miles east of Washougal, during the Eagle Creek Fire in 2017 (Foden-Vencil, 2017).

## Climate Change and Impacts Overview

As noted, Washougal is already experiencing impacts from climate change. Climate change refers to the long-term shifting of environmental conditions and weather patterns, primarily caused by human activity, including GHG emissions from burning fossil fuels. It affects the environment through rising temperatures, drought, flooding, wildfire risk, and smoke, and in turn impacts systems like water, energy, transportation, ecosystems, health, food, and more.

Cascadia used a variety of established and peer-reviewed resources to identify observed and projected climate impacts to Washougal. These resources include the University of Washington's (UW) Climate Impacts Group's Climate Mapping for a Resilient Washington, NOAA National Centers for Environmental Information Washington State Climate Summary, the 5th National Climate Assessment's Northwest Chapter, and other relevant studies and datasets. These are cited in more detail below.

Figure 3 summarizes these key climate impacts, with additional highlights provided below. See Appendix A: Climate Impacts Summary for a more detailed discussion of these impacts, additional charts and graphs, and a full list of references.



|                                                                                                                             |                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
|  <b>Extreme precipitation and flooding</b> | Increased flooding due to more frequent and intense extreme precipitation events                                           |
|  <b>Wildfire &amp; smoke</b>               | Increased wildfire activity due to extreme heat and heightened drought, resulting in increased smoke and poor air quality. |
|  <b>Warming temperatures</b>               | Higher annual average temperatures, with especially high temperature increases during the summer months.                   |
|  <b>Drought</b>                            | Declining summer precipitation, leading to longer and more frequent and severe regional droughts.                          |

Figure 3: Summary of key climate impacts in the City of Washougal.

## Precipitation

- Winter precipitation may rise by 13% by 2080, while summer precipitation could decrease by 15%, relative to the 1950–1999 baseline time period (Rogers & Mauger, Pacific Northwest Climate Projection Tool, 2021).
- The frequency and intensity of 25-year storms in Clark County are projected to increase by 17% by 2100 (Salathe Jr., Leung, Qian, & Zhang, 2010).

## Streamflow and Flooding

- Columbia River winter flows are projected to increase by 80% during the month of March in 2080, compared to historical averages (Abatzoglou, Hegewisch, & Chegwidan, n.d.).
- Summer flows are expected to decrease significantly from June to October, with July streamflow projected to decline by 61% compared to the historical average from 1950 to 2009 (Abatzoglou, Hegewisch, & Chegwidan, n.d.).

## Wildfire and Smoke

- The City of Washougal has a greater wildfire likelihood than 52% of U.S. communities. And, it is in close proximity to high wildfire risk areas (US Forest Service, 2024).
- By 2100, there is a 28% annual probability that Clark County will have climate and fuel conditions favorable to wildfire (Halofsky, Peterson, & Harvey, 2020).

## Warming Temperatures

- By 2100, Washougal's average summer maximum temperature is projected to rise 10°F (Abatzoglou & Hegewisch, n.d.).



- Clark County could experience 46 additional days with a maximum humidex over 90°F annually by 2100, compared to the 1980–2009 baseline time period (Abatzoglou & Brown, 2011). Humidex, also referred to as the humidity index, is a measurement based on heat and humidity used to describe how hot the weather feels to people.

## Drought

- By 2100, Clark County’s April 1st snowpack levels are projected to be below 75% of the 1980-2009 baseline (Chegwidden, Nijssen, Rupp, & Mote, 2017).

## Climate Vulnerability

This CVA identifies the vulnerability of various physical assets and communities within Washougal to climate risks. We draw on a literature review, staff and community engagement, and spatial analysis to inform our assessment of climate vulnerability.

**Climate vulnerability** is the sum of exposure to a changing climate and the inherent sensitivity of people, infrastructure, and environments to a changing climate, minus the adaptive capacity of the community and place to cope with impacts of a changing climate (Figure 4).

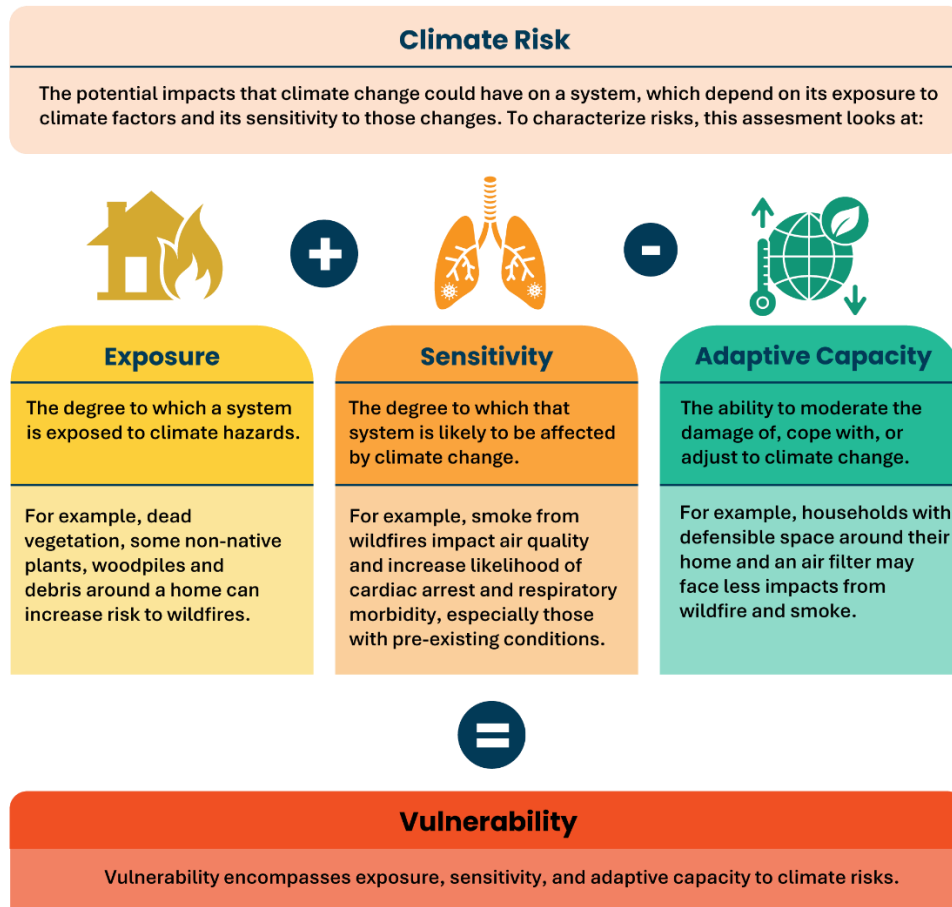


Figure 4: Assessing climate vulnerability

## Document Organization

Cascadia conducted a document review and spatial analysis and utilized input from City staff, key stakeholders, and community members to create this CVA. It includes a mixture of narrative description accompanied by images, tables, and maps where feasible and relevant.

This CVA first includes a description of vulnerable communities in Washougal informed by an examination of Census data and a [Clark County Story Map](#) that combines population and environmental exposure indicators. This is followed by an assessment of vulnerabilities across four sectors, assessing exposure, sensitivity, and adaptive capacity. The results are organized into four sectors, each of which contains several specific subsectors or asset types (Table 1: Sectors and Subsectors evaluated in Washougal Climate Vulnerability A).





Table 1: Sectors and Subsectors evaluated in Washougal Climate Vulnerability Assessment.

| Sector                                    | Subsector                                     |
|-------------------------------------------|-----------------------------------------------|
| Transportation and Energy Infrastructure  | Highways and Roads                            |
|                                           | Buses, Walking, and Biking                    |
|                                           | Energy                                        |
| Businesses and Housing                    | Businesses and Industries                     |
|                                           | Housing and Residential areas                 |
|                                           | Planned Growth Areas                          |
| Environmental and Water Resources         | Critical Areas, Natural Areas, and Shorelines |
|                                           | Water Resources and Systems                   |
| Human Well-being and Emergency Management | Community Spaces and Parks                    |
|                                           | Heat and Wildfire Smoke Events                |
|                                           | Emergency Management                          |

This document also contains several appendices including [a summary of climate impacts](#), [a one-pager](#), [an engagement summary](#), and [a list of documents reviewed](#).

## Methods and Sources of Information

### City Staff and Community Engagement

City staff and community engagement included listening sessions with City staff, a Climate Subcommittee within the Comprehensive Plan Community Advisory Committee, a community-wide survey, and a public engagement event (the Comprehensive Plan Carnival). Cascadia used this input to identify local priorities, to incorporate lived experience and on-the-ground technical or professional knowledge, and to emphasize area-specific contextual knowledge, such as where flooding has occurred and how extreme heat impacts local residents.

The project team included climate-specific questions in the Comprehensive Plan Survey to gather input from community members about climate impacts, community assets, and hazard mitigation strategies. The responses were used to contextualize and ground the findings of this CVA. The survey was conducted during the Fall of 2024 and received 109 responses.

Cascadia hosted a Climate Element station at the Comprehensive Plan Carnival held in November 2024. We asked attendees about their experience with climate impacts and support



for different climate policies. A few images from the event, which welcomed 210 attendees, can be seen below in Figure 5:

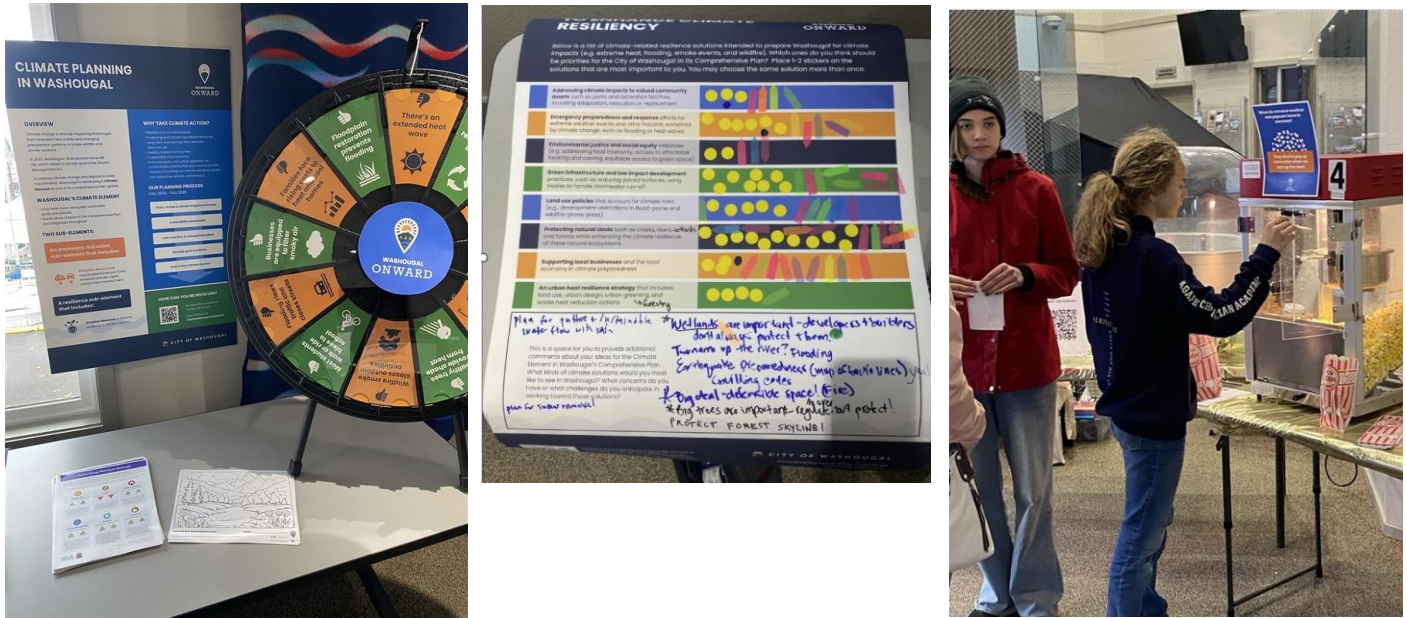


Figure 5: Engagement materials from the Comprehensive Plan Carnival event (furthest left and middle photos). Individuals attending the Comprehensive Plan Carnival event and enjoying refreshment (furthest right).

Cascadia facilitated a Climate Subcommittee of the Comprehensive Plan Community Advisory Committee. The Subcommittee included about 10 advisory committee members with a variety of connections to the City, including elected officials, City staff, residents, and people with lived or professional experience relevant to climate impacts. The individuals with relevant experience included an energy code consultant, an employee at the Port of Camas-Washougal, a teacher, and an urban planning master's student. The Climate Subcommittee met three times in 2025, including a specific meeting in April 2025 to inform the development of this CVA.

Overall, these engagement events provided valuable insights into City staff and community priorities and concerns around:

- Environmental protection and climate resilience
- Clean energy and sustainable infrastructure
- Walkability and improved transportation options
- Balanced growth and thoughtful development
- Equity, transparency, and community connection

Appendix C: Engagement Summary contains more details on engagement initiatives and findings.



## Review of Documents and Resources

Cascadia conducted a literature review to gather the latest research on observed and projected climate trends and impacts in Washougal. Our goal was to ensure that the studies and data we used were directly relevant to the City's unique geography and climate. Notably, as a small city, Washougal does not have many completed climate change-related plans, reports, studies, or tools, so we also utilized academic, federal, and state tools to supplement our review.

Washougal has participated in a Clark County climate planning effort. As part of that, CAPA Strategies completed a draft Climate Workbook (in Excel) following recommendations in the Department of Commerce Intermediate Climate Planning Guidance. We used their Climate Workbook (which drew mainly on the [UW Planning for a Climate Resilient Washington tool](#)) as a starting point to discuss key assets and climate risks in this CVA (Raymond & Rogers, 2022).

In addition, we utilized the Clark County: Climate Priority Populations and Places StoryMap (Clark County, 2024). The StoryMap spatially maps climate risks and vulnerable populations. We identify takeaways for Washougal from that effort. We also utilized relevant analysis from other consultants (CAPA and MIG) that are supporting Washougal in their Comprehensive Plan update.

The main documents and resources used include:

- [Clark County Story Map](#)
- Climate Workbook by CAPA Strategies
- [Washougal Hazard Mitigation Plan](#)
- [Washougal Comprehensive Plan 2015 to 2035](#) (mainly used to confirm key community assets)
- [Washougal Strategic Plan 2023-2028](#)
- [Columbia River Gorge National Scenic Area Climate Change Action Plan](#)
- [Climate Change Vulnerability and Adaptation in the Columbia River Gorge National Scenic Area, Mount Hood National Forest, and Willamette National Forest Hazard Mitigation Plan](#)
- Local news stories, mainly from the Camas-Washougal Post-Record
- State and national reports (such as [National Climate Assessment, NW Chapter](#))
- Various indices, maps, and tools (such as [UW Climate Mapping for a Resilient Washington](#), Washington Tracking Network, NOAA, [wildfirerisk.org](#))

See Appendix D: Documents Reviewed for a complete list of documents and resources reviewed.



## Spatial Analysis

To show the potential location of climate risks, we used Geographic Information Systems (GIS) to overlay spatial information about climate risks onto population and infrastructure datasets. To ensure data quality, we prioritized GIS sources that were relevant, local, and recently updated (Table 2).

We sourced GIS files of City assets – such as critical facilities, infrastructure, and natural environments – from the [Clark County GIS open data portal](#) (Table 2). Demographic and tree canopy data were gathered from the Tree Equity Score Tool at the block group level.

We analyzed flood risk using FEMA’s 100- and 500-year flood zones, clipped to Washougal’s boundaries. This FEMA data ( is the latest dataset available via the [FEMA Flood Map Service Center](#) and dates to 2018. Extreme heat exposure was evaluated using a relative heat severity dataset created by [The Public Land Trust](#), derived from Landsat 8 land surface temperatures (Band 10) collected during the summer of 2023.

Wildfire exposure was assessed using Risk Reduction Zones from the [U.S. Forest Service’s Wildfire Risk to Communities Tool](#), which categorize areas based on potential impact and mitigation effectiveness. To analyze wildfire smoke exposure, we used daily particulate matter (PM<sub>2.5</sub>) concentration data (2006–2023) from [Stanford’s Environmental Change and Human Outcomes Lab](#). PM stands for particulate matter, while 2.5 refers to the size of 2.5 micrometers or smaller. Together, PM<sub>2.5</sub> refers to a group of air pollutants that pose human health risks. We filtered the data to include only wildfire smoke days exceeding the EPA threshold (9.0 µg/m<sup>3</sup>) and joined it with census tracts to show different exposure levels.

To consider impacts to vulnerable populations, we incorporated indicators such as poverty, age (youth and senior), and low tree canopy cover from the Tree Equity Score Tool. We also mapped infrastructure and land use layers, including utilities, parks, natural areas, planned growth areas (also referred to as Urban Growth Areas (UGA), roads, transit, zoning, and critical community facilities, sourced from Clark County GIS. This analysis provides a spatially integrated view of climate risk exposure, helping identify at-risk populations and infrastructure in Washougal to support focused planning and resilience strategies.



Table 2: Datasets used in spatial analysis.

| Dataset                                                                                                                                                                                                                                                                                              | Source                                                                          | Year |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------|
| Flood Zones (100-year and 500-year)                                                                                                                                                                                                                                                                  | <a href="#">FEMA Flood Map Service Center</a>                                   | 2018 |
| Heat Severity (June, July, August)                                                                                                                                                                                                                                                                   | <a href="#">Public Land Trust</a>                                               | 2023 |
| Wildfire Exposure                                                                                                                                                                                                                                                                                    | <a href="#">Wildfire Risk to Communities</a>                                    | 2024 |
| Bad Wildfire Smoke Days (2006–2023)                                                                                                                                                                                                                                                                  | <a href="#">Stanford University: Environmental Change and Human Outcome Lab</a> | 2024 |
| Tree Canopy                                                                                                                                                                                                                                                                                          | <a href="#">Tree Equity Score</a>                                               | 2023 |
| <b>Transportation and Energy Infrastructure</b> <ul style="list-style-type: none"> <li>• Arterials and highways</li> <li>• Transit routes</li> <li>• Electrical substations</li> <li>• Railroads</li> </ul>                                                                                          | <a href="#">Clark County GIS</a>                                                | 2019 |
| <b>Businesses and Housing</b> <ul style="list-style-type: none"> <li>• Zoning layers</li> <li>• Urban growth boundaries</li> </ul>                                                                                                                                                                   | <a href="#">Clark County GIS</a>                                                | 2019 |
| <b>Environment and Water Resources</b> <ul style="list-style-type: none"> <li>• Stormwater facilities</li> <li>• Sewer/stormwater/water lines</li> <li>• Parks</li> <li>• Golf courses</li> <li>• Wildlife refuges</li> <li>• Water bodies</li> <li>• Habitat areas</li> <li>• Shorelines</li> </ul> | <a href="#">Clark County GIS</a>                                                | 2019 |
| <b>Human Well-being and Emergency Management</b> <ul style="list-style-type: none"> <li>• Libraries</li> <li>• Schools</li> <li>• Historical sites</li> <li>• Fire stations</li> <li>• City Hall</li> </ul>                                                                                          | <a href="#">Clark County GIS</a>                                                | 2019 |



# Vulnerable Communities

Climate impacts affect everyone in Washougal—but those impacts are not distributed evenly. Some individuals and communities experience climate impacts first and worst (Front and Centered; WA State Department of Commerce, 2023). Identifying these communities is essential to designing effective and equitable resilience strategies. Washington’s HB 1181 requires that Comprehensive Plans include the following components that address climate impacts on vulnerable communities:

**GHG Reduction Sub-Element:** Prioritize reductions that maximize the co-benefits of reduced air pollution and environmental justice for those communities impacted first and worst.

**Resilience Sub-Element:** Identify, protect, and enhance community resiliency and adaptation to climate change impacts, with a focus on vulnerable communities.

Vulnerability is shaped by social determinants of health – shown in Figure 6, conditions like housing, income, language access, and health care – that affect a person’s ability to prepare for, respond to, and recover from climate hazards (Bitterroot Health, n.d.). These conditions both increase sensitivity to climate risks and worsen existing inequities.



Figure 6: Social determinants of health (Bitterroot Health, n.d.).

## Who Is Considered Vulnerable?

Socially vulnerable groups in the United States typically include low-income groups, people with disabilities, people with existing health conditions, communities of color, certain





immigrant groups, those with limited English proficiency, seniors, and young people (U.S. Environmental Protection Agency, n.d.). These groups are more vulnerable because they may:

- **Live in high-risk areas** (such as flood zones, urban heat islands, areas with poor air quality)
- **Experience higher rates of medical conditions** worsened by climate impacts (such as physical and cognitive disabilities, poor mental health, asthma, diabetes, heart disease)
- **Depend on aging infrastructure** (such as housing, transportation, utilities) that may fail or become damaged during extreme events
- **Face barriers** to accessing emergency services, healthcare, food, or housing after climate-related disruptions (U.S. Environmental Protection Agency, n.d.).

Figure 7 illustrates the relationship between exposure, vulnerability, and adaptive capacity, highlighting how some populations face compounding risks—and strategies that can reduce those risks.

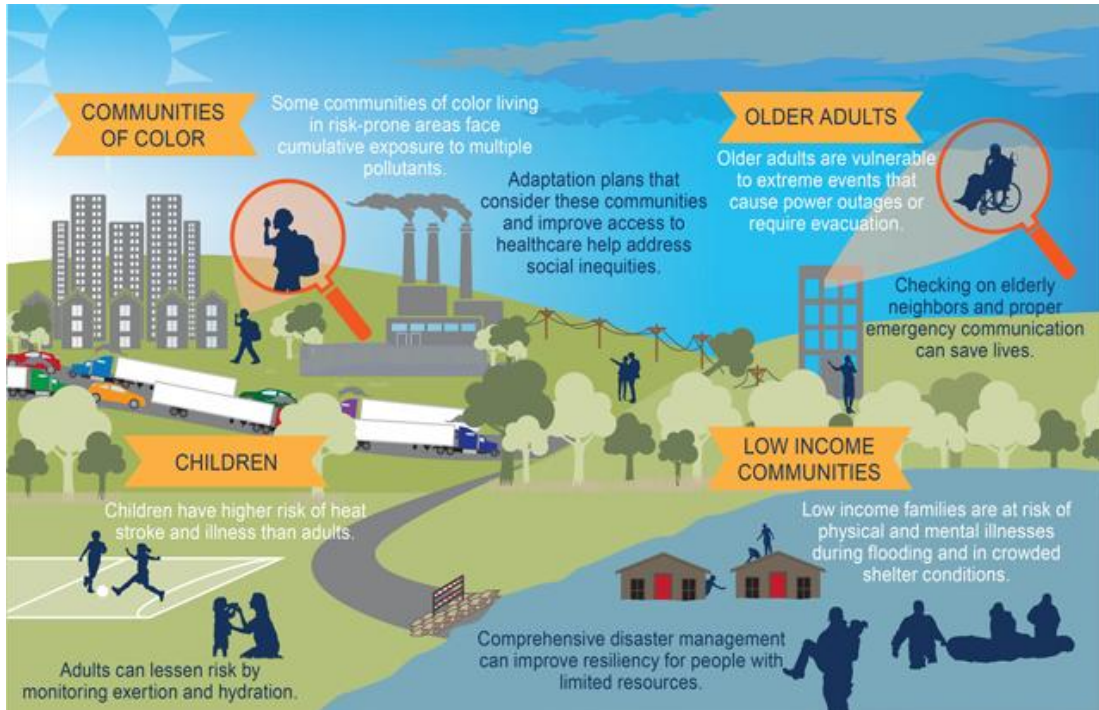


Figure 7: Examples of populations at higher risk of experiencing adverse climate-related health threats along with adaptation measures that can help address disproportionate impacts (National Academies of Sciences, Engineering, and Medicine, 2022).

## Vulnerable Populations in Washougal

This section highlights vulnerable populations in Washougal using U.S. Census data, EPA screening tools, and Clark County maps.





## Vulnerable Populations Based on Census Data

Table 3 outlines the proportions of key vulnerable residents within Washougal's 2020 population of 17,039 (as of the 2020 Decennial Census).

Table 3: Key vulnerable communities in Washougal (U.S. Census Bureau, 2020).

| Vulnerable Populations                     | Percent of Residents | Example Vulnerability Considerations                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Total Non-White Alone Residents</b>     | 17.6%                | Black and African American individuals are projected to face higher impacts of climate change (U.S. Environmental Protection Agency, n.d.).                                                                                                                                                                                                            |
| <b>Hispanic or Latino Residents</b>        | 8.3%                 | Hispanic and Latino people have high participation in weather-exposed industries, such as construction and agriculture, which are especially vulnerable to the effects of extreme temperatures (U.S. Environmental Protection Agency, n.d.).                                                                                                           |
| <b>Renters (as opposed to home owners)</b> | 26.1%                | Renters typically have less ability to take actions like making energy efficiency upgrades and installing air conditioners.                                                                                                                                                                                                                            |
| <b>People in Poverty</b>                   | 12.6%                | Low-income individuals have fewer economic resources to cope with climate impacts like wage and job loss, property loss, and health impacts (U.S. Environmental Protection Agency, n.d.).                                                                                                                                                              |
| <b>People with Disabilities</b>            | 12.8%                | Emergency warnings and other important messages may not be designed with accessibility in mind. This can make it difficult for people with disabilities (such as those with low vision or blindness, hearing loss, or mobility issues) to plan for extreme weather events and to evacuate when necessary (U.S. Environmental Protection Agency, 2025). |
| <b>Youth (under 5 years old)</b>           | 4.8%                 | Young children are especially vulnerable to the harmful impacts of wildfire smoke (Alter, Whitman, Bellinger, & Landrigan, 2024).                                                                                                                                                                                                                      |
| <b>Youth (19 years old and younger)</b>    | 25.2%                | Youth experience anxiety and depression related to climate change (American Public Health Association, 2025). They are impacted by school closures and cancelled events.                                                                                                                                                                               |
| <b>Seniors (65 years old and older)</b>    | 16.1%                | Seniors tend to have reduced ability to regulate body temperature and higher susceptibility to heat-related illnesses (U.S. Center for Disease Control, 2024).                                                                                                                                                                                         |



## Clark County Climate and Social Vulnerability Maps

In this section, we share maps from the [Clark County: Climate Priority Populations and Places StoryMap](#), created by the Health Assessment and Evaluation team. The goal of this StoryMap was to better understand populations and places in Clark County to prioritize for the Climate Element of the County Comprehensive Plan (Clark County, 2024). We draw from their StoryMap and focus on Washougal here.

### Youth and Senior Populations

As displayed in Figure 8, Washougal has a population of children under 5 that accounts for between 2% and 7% of each census tract's population, with a higher percentage of children under 5 residing in the east and northeast census tracts within the City. Children are more likely to be vulnerable and disproportionately impacted by climate impacts given their dependence on caregivers, ongoing emotional development, and physically developing bodies. These children do not have fully developed immune systems, have limited ability to regulate body temperature, and breathe at a faster rate which increases their exposure to airborne pollutants (Environmental Protection Agency, 2025).

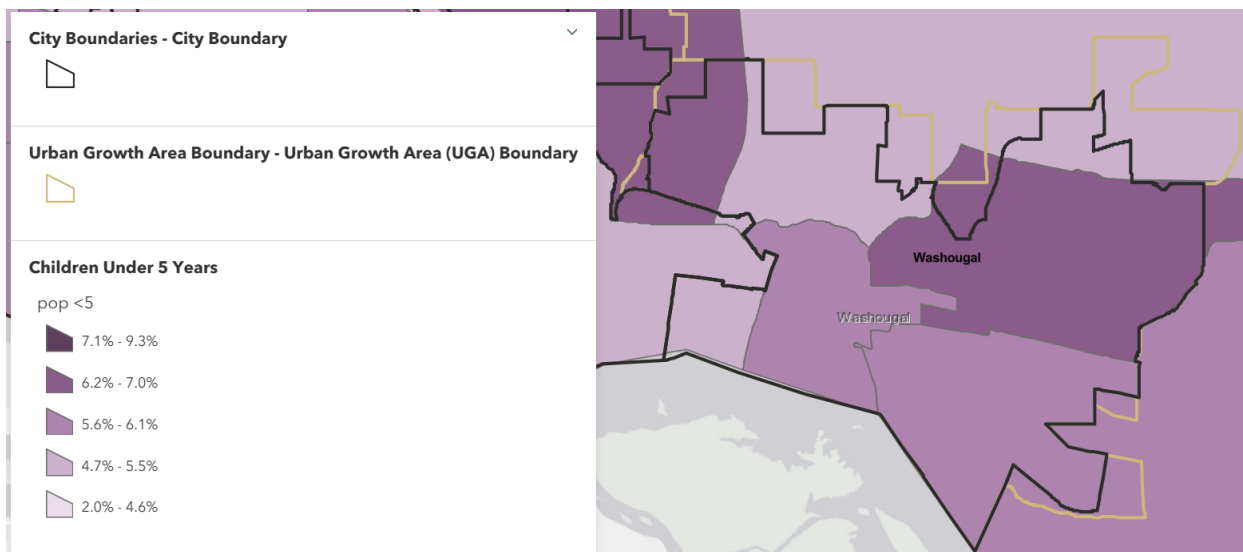


Figure 8: Percent of population under age 5 in Washougal by census tract (Clark County, 2024).

The maps below highlight the percentage of older adults throughout Washougal (Figure 9, Clark County, 2024). The norther parts of the City have the highest percentage of residents aged 65 years or older, which is especially notable since that part of the City is farther away from the amenities and services of the Town Center. This means that older residents are more reliant on transportation to access their daily needs.

Older adults are more likely to have health conditions, limited mobility, reduced ability to regulate body temperatures, and compromised immune systems which can make them more



sensitive to climate hazards and limit their ability to compensate for the effects of climate change. (Environmental Protection Agency (EPA), 2025).

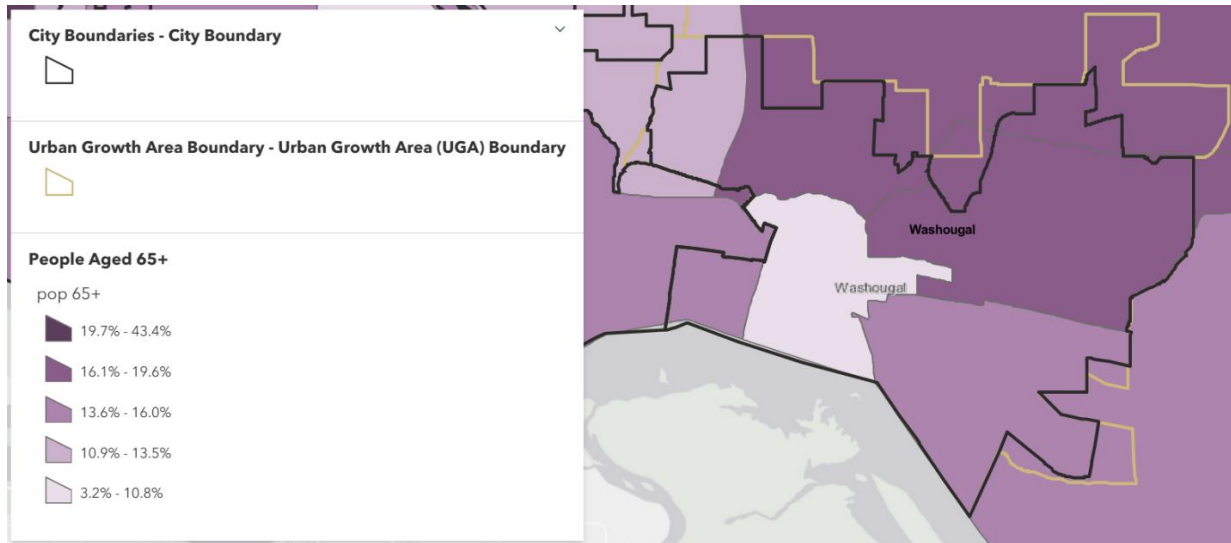


Figure 9: Percent of population aged 65 years and older in Washougal by census tract (Clark County, 2024).

## Communities with Lower Incomes

Income is also a determining factor of an individual's or community's ability to be resilient to climate change. People in poverty with limited financial resources face challenges to cope with climate impacts like job and wage loss, property damage, and health impacts.

In Washougal, census tracts in the southern and southeastern areas of the City contain a greater proportion of people experiencing poverty. In the southeast, nearly one third of residents have incomes at 185% of the federal poverty rate or below (Figure 10). The 185% level is commonly used to determine eligibility for various federal programs and benefits, including Medicaid, Children's Health Insurance Program (CHIP), and the Supplemental Nutrition Assistance Program (SNAP). In 2025, it was about \$40,000 for a household of two and \$60,000 for a household of four. Note that people above the 185% level may also experience economic hardships that compound their climate vulnerability.

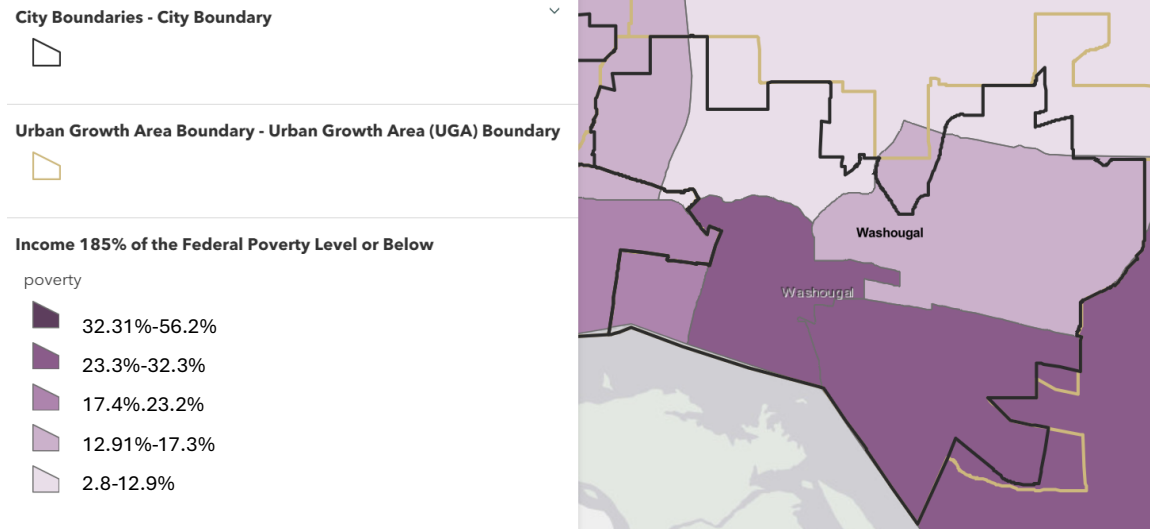


Figure 10: Percent of households with income at or below 185% of the federal poverty rate in Washougal by census tract (Clark County, 2024).

Another indicator for social vulnerability is the proportion of households spending 30% or more of their income on housing. When people are forced to spend more than 30% of their income on rent, it can lessen their ability to pay for other living expenses or emergency situations. In Washougal’s south and southeastern census tracts, about one third of households spends 30% or more of their income on housing (Figure 11).

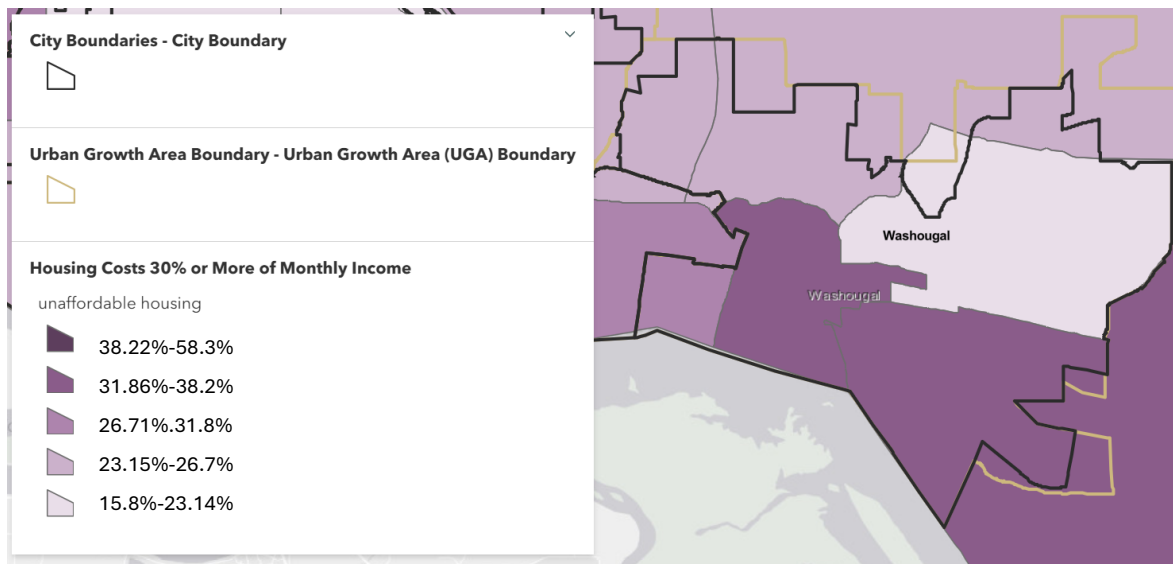


Figure 11: Percent of population Census tracts within the City of Washougal where housing costs 30% or more of monthly income (Clark County, 2024).

## Communities with Disabilities

The term “disability” covers a wide range of conditions that limit a person’s ability to do certain activities. There are many types of disabilities, including those that affect vision, hearing,



speech, cognition, and mobility. People with disabilities often face greater risks from climate change due to factors like limited employment, lack of accessible emergency communication, and disrupted medical care during extreme weather events. They may also be overlooked in planning efforts and face socioeconomic challenges that increase their vulnerability (U.S. Environmental Protection Agency, 2025).

The percentage of individuals living in Washougal with disabilities varies throughout the City, but ranges between 5% and 15% of the population (Figure 12). It is important to consider these individuals when developing emergency preparedness operations and resiliency efforts to ensure that the unique needs of this community are addressed.

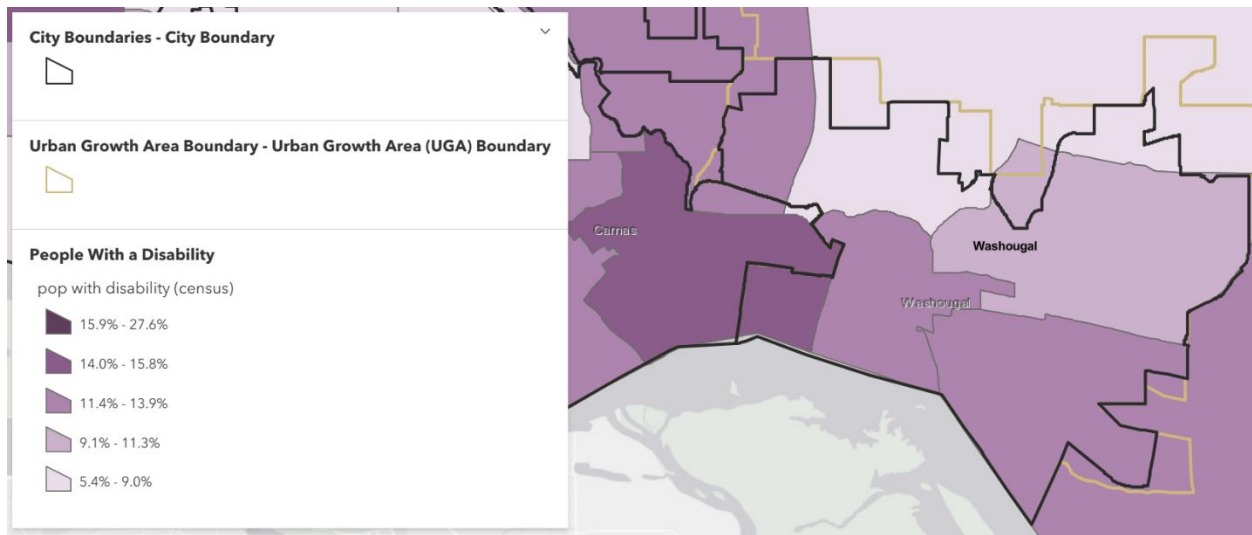


Figure 12: Percent of population with a disability in Washougal by census tract (Clark County, 2024).

## Environmental Burdens and Air Quality

Another factor in describing and mapping vulnerable populations is the distribution of environmental burdens, including poor air quality, throughout Washougal. Environmental burdens refer to the various health risks and diseases linked to environmental factors, exposure, and climate change. Groups with social vulnerability that experience environmental burdens like poor air quality have compounded health risks that should be considered when planning for climate resilience.

Air quality is typically measured by the concentration of particulate matter 2.5 micrometers or smaller present in an air sample and is reported as PM<sub>2.5</sub>. The small size of PM<sub>2.5</sub> poses significant health risks due to its ability to penetrate deep into the respiratory system. Most of Washougal experiences higher PM<sub>2.5</sub> levels compared to the rest of Clark County, though less than on the east side of Vancouver (Figure 13). Average air quality in Washougal is, however, is within the “good” category from the EPA. Wildfire smoke can exacerbate levels of PM<sub>2.5</sub>, increasing health risks especially for people with asthma, heart conditions, youth under age 5, and seniors 65 years and older.



### PM<sub>2.5</sub> Concentration

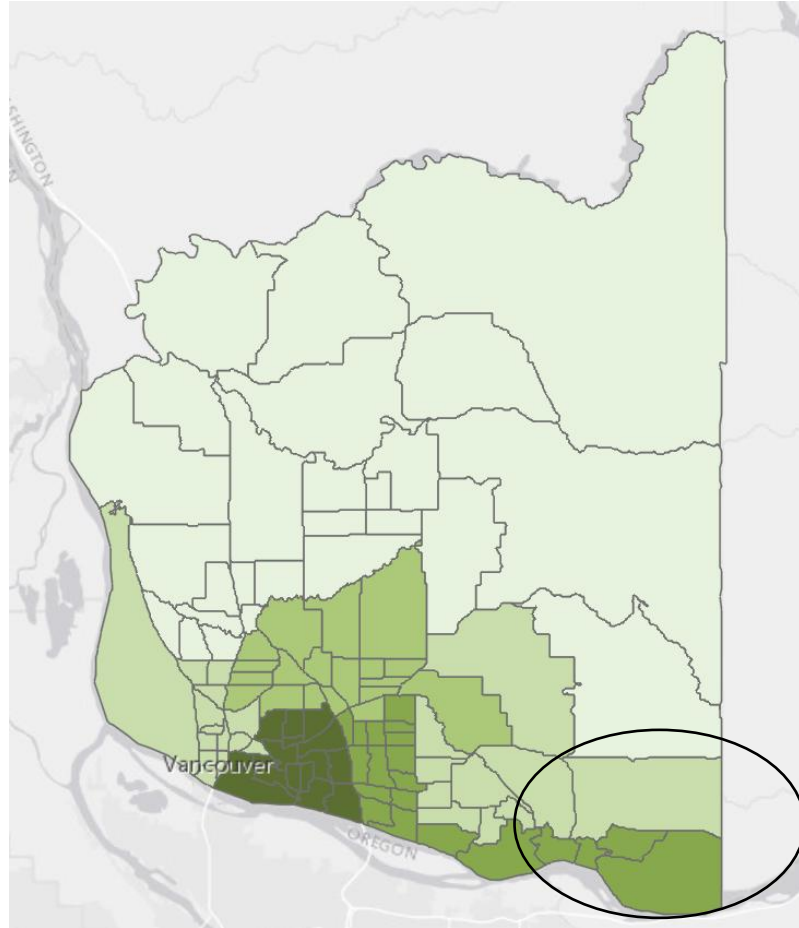


Figure 13: PM<sub>2.5</sub> concentration levels in Washougal by census tract (Clark County, 2024).



## Transportation and Energy Infrastructure Vulnerability Results

### Key Takeaways

Washougal's transportation and energy infrastructure is vulnerable to climate hazards such as flooding, storms, wildfires, and extreme heat. Disruptions to key roads like State Route 14 (SR 14) put Washougal at risk, limiting evacuation options and straining emergency response while driving up repair costs. While the City has made gradual improvements to its transit, walking, and biking infrastructure, these options remain limited, and amenities like bus stop shelters are generally absent. The City's electricity substations and power lines are susceptible to damage from fires, storms, and high winds. Additionally, the Williams Northwest Pipeline,





which transports natural gas, poses risks beyond the City's control. For ways to address climate vulnerabilities and enhance its climate resilience, Washougal could increase the use of electric vehicles (EVs), expand walking and biking infrastructure, enhance energy efficiency, and promote renewable energy.

## Highways and Roads

### Climate Risks

The City maintains over 134 miles of roads and bridges, shown in Figure 14 (City of Washougal, n.d.). Due to its geography, Washougal is reliant on one major state road into and out of town, SR 14. There is only one east-west arterial (E Street/Evergreen Way) and a few north-south arterials (Washougal River Road, 32<sup>nd</sup> Street, and Sunset View Road). Most residents use personal vehicles to get around; households have about two cars on average, and residents typically spend over 26 minutes commuting daily, about equivalent to the national average (U.S. Census Bureau, 2020). The limited road options combined with residents' high dependency on driving means that if a flood or wildfire closes or affects one or more major routes, it will have significant impacts.

### Extreme Precipitation and Flooding

Roads in Washougal may be exposed to climate and extreme weather events, including flooding, landslides triggered by rain-on-snow events or post-fire rains, freezing conditions, and high winds. Roads in low-lying areas, floodplains, or flood zones are particularly at risk for riverine flooding. Figure 14 shows that S 32<sup>nd</sup> Street, the roads south of SR-14 near the Port of Camas-Washougal, and roads near the Washougal River may have some risk of flooding during high precipitation events. In a few places, flood hazard zones overlap with or are near railroad tracks.



### C-TRAN C-TRAN

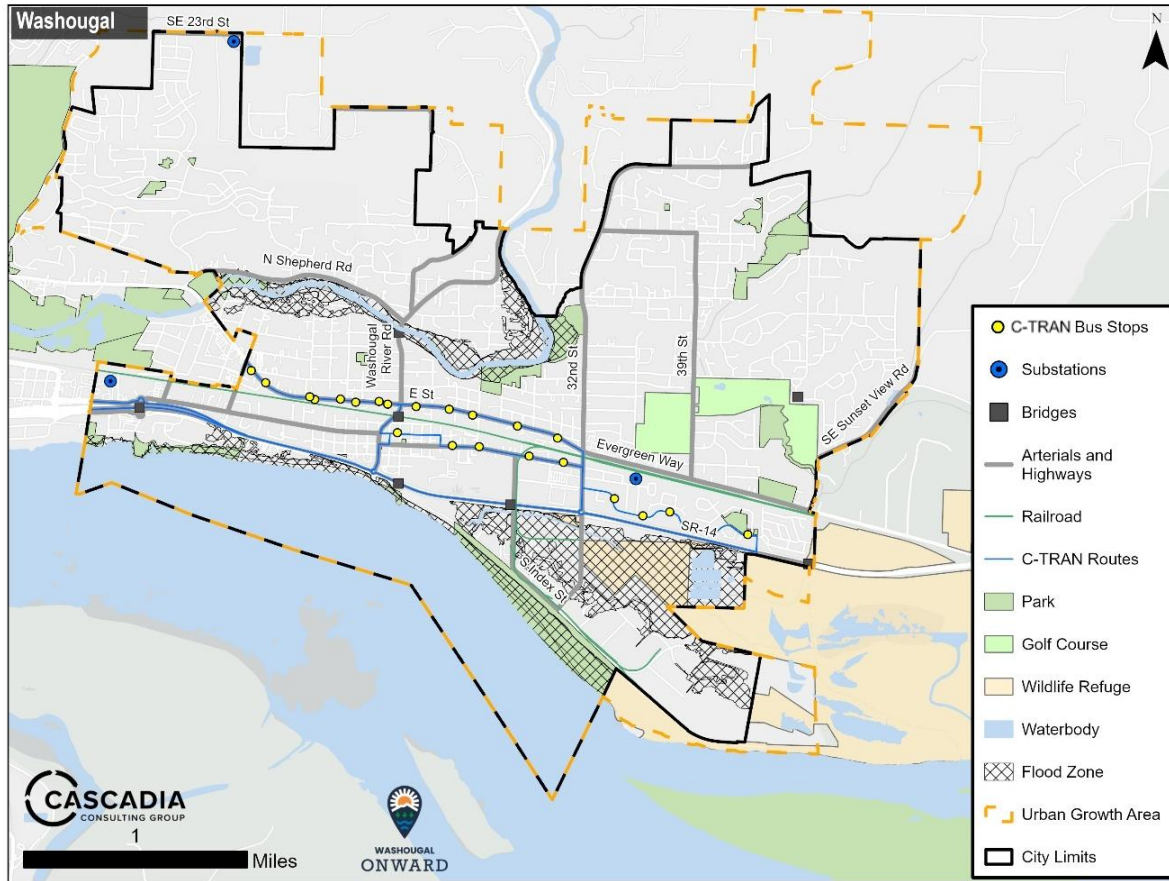


Figure 14: Highlights key built infrastructure in Washougal, including major roads, highways, C-TRAN routes and stops, railroad lines, bridges, and electrical substations (Cascadia Consulting Group).

Following severe weather events, impassable roads may require residents to shelter in place. As one example of a recent impact, a landslide during a heavy rain event in 2017 closed Washougal River Road in both directions (Figure 15). Additionally, maintenance and emergency repair needs will increase, particularly along major transportation routes like SR 14, which serves as a primary access point for the region (Columbia River Gorge Commission, n.d.).





Figure 15: A landslide closed Washougal River Road near Milepost 4 in 2017, when the area received several inches of rain in a short time period (Littman, 2017).

## Wildfire

Wildfire poses a risk to community accessibility, particularly when it threatens transportation infrastructure or evacuation routes. Washougal faces a **low to moderate** overall wildfire risk, but its likelihood of wildfire is greater than 52% of U.S. communities ([Appendix A](#); (US Forest Service, 2024) . Several major roads pass through **Risk Reduction Zones**, areas identified by USDA Forest Service on their [Wildfire Risk to Communities](#) tool as vulnerable to direct or indirect wildfire exposure. USDA Forest Service defines direct exposure as areas where “homes may be ignited by adjacent flammable vegetation” and indirect exposure as areas where “homes may be ignited by indirect sources” (US Forest Service, 2024).

Additionally, the north end of the city, surrounded by direct exposure zones, has limited access or evacuation options during an emergency (Figure 16). If fires impact emergency access or evacuation routes, individuals may not receive timely care or be able to escape dangerous situations safely. To our knowledge, there has not been a wildfire in recent history that has closed transportation routes in Washougal, though the Nakia Creek Fire in 2022 forced



evacuations and affected the watershed, as discussed in other sections.

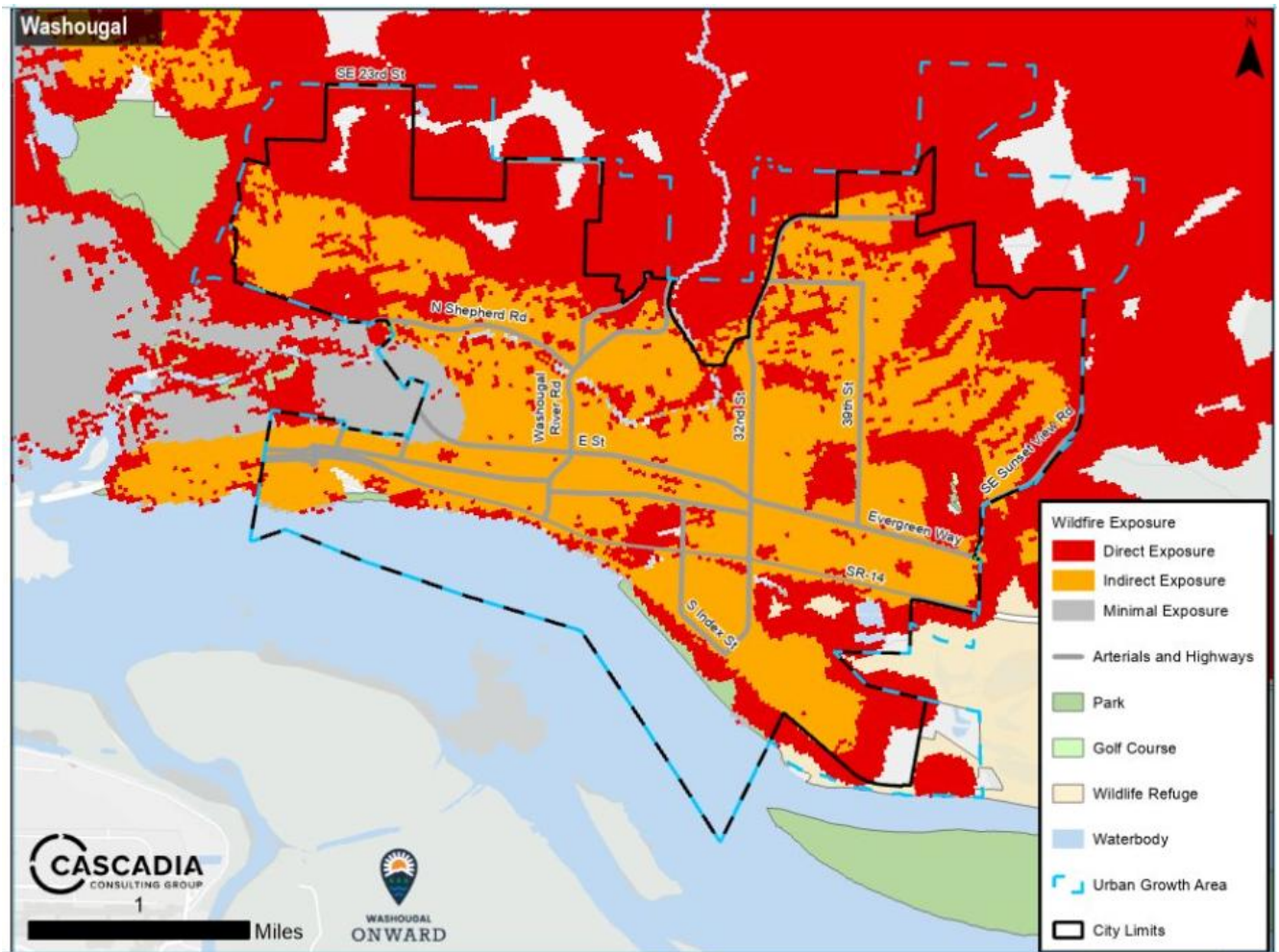


Figure 16: Critical routes in Washougal overlaid with wildfire exposure zones. Red areas indicate risk of direct wildfire exposure from adjacent flammable vegetation, while orange areas face indirect exposure through structure-to-structure ignition (Cascadia Consulting Group).

## Adaptive Capacity

There is a need for ongoing maintenance of roads, especially ones that serve as distribution and evacuation routes. The Hazard Mitigation Plan includes Action WS-16: “Continue to improve the priority routes throughout the city to a higher standard” (City of Washougal, 2025). However, the City has not identified funding for this action, and its current implementation status remains unclear.





## Buses, Walking, and Biking

### Climate Risks

Washougal's public transit system consists of two bus routes – C-TRAN Route 92 and C-TRAN Route 41– which connect Fisher's Landing Transit Center with Addy Neighborhood and Washougal High School as well as Main Street and City Hall via a loop with SR 14. With #92 operating every 30 minutes or so all day and #41 operating every 30 minutes during commute hours, these routes serve as the City's primary public transportation option (City of Washougal, 2005). Most of the stops lack shelters, exposing riders to extreme heat or precipitation while waiting (Figure 17).



Figure 17: Unsheltered bus stop on Main Street (Google Earth, 2019).

Existing bicycle and pedestrian facilities are disconnected. Sidewalks and bike lanes mainly exist along E Street, Main Street, and segments of Washougal River Road, 39<sup>th</sup> Street, and 32<sup>nd</sup> Street (City of Washougal, 2005). Walkways in low-lying areas, floodplains, or regulatory flood zones are exposed flooding, as discussed the Highways and Roads section. Extreme heat events can also make walking and biking more difficult, reducing safe and comfortable transportation options.



## Adaptive Capacity

Washougal's car dependency reduces transportation resilience, especially for **low-income residents, youth, seniors, and people with disabilities** who may lack access to a vehicle. Reliable, affordable transit provides critical connections to jobs, education, healthcare, and community life (American Association of People with Disabilities, n.d.).

Washougal is subject to **Washington State's Commute Trip Reduction (CTR) Law**, which encourages employers to reduce solo car commutes to ease traffic congestion and lower emissions. The City has [adopted a local ordinance](#) to support CTR goals.

The City is also working to improve its walking and biking infrastructure. In 2009, Washougal initiated efforts to connect the Town Center area to the Columbia River, promoting more walkable, bike-friendly infrastructure. One key project – **the SR 14 Pedestrian Tunnel** – now provides safe access from Pendleton Way to Steamboat Landing and the Waterfront Trail (Figure 18).



Figure 18: SR 14 pedestrian tunnel (Visit Washougal, n.d.).

Additional planned improvements include:

- **Shepard Road Upgrades:** Resurfacing and widening from Washougal River Road to Lebrun Drive, with a new shared-use path for bicyclists and pedestrians accessing Sandy Swimming Hole (Flanagan, 2024).
- **Strategic Sidewalk Infill:** The City's Strategic Plan targets a 5% annual increase in sidewalk coverage on blocks needing it.
- **Bike/Pedestrian Projects:** Two new projects are expected by **December 2028**.





Washougal also offers some biking-related amenities, including a **bike park at Hamllik Park**. These assets – and the City’s proximity to regional recreation such as Washougal Motocross – present opportunities to expand biking infrastructure for broader use.

Integrating **tree canopy expansion** with pedestrian, bicycle, and transit infrastructure could also reduce urban heat and improve comfort—an issue further discussed in the *Human Well-being and Emergency Management Vulnerability Results* section.

## Energy Infrastructure

### Climate Risk

#### Energy Infrastructure

Washougal receives electricity primarily from **Clark Public Utilities (CPU)**, the main utility district providing electricity across Clark County and responsible for delivering power via substations and overhead power lines along public roads and private properties (City of Washougal, 2016). Lines situated in the Wildland Urban Interface (WUI, where wildlands and human development interface) or open areas are vulnerable to climate-related hazards like storms, wildfire, and falling trees (Figure 19). In northern Washougal, where slopes are steeper, power infrastructure near unstable terrain may face additional risk.



Figure 19: A cedar tree toppled during a 2017 windstorm, narrowly missing power lines on Main Street (Feldhaus, 2017).

Power outages caused by wildfire, storms, or extreme temperatures can endanger public health—especially for sensitive populations who rely on refrigerated medication, electrical medical devices, or temperature control. Outages can also disrupt operations for schools, businesses, and public services, leading to financial losses and reduced community functioning.

The **Williams' Northwest Pipeline**, which runs through Washougal, is uniquely vulnerable to extreme weather events (Williams, n.d.). The bi-directional pipeline shown in Figure 20 crosses the Columbia River at the Port area and passes under C Street and the Washougal River, loosely following the main Bonneville Power Administration (BPA) north/south easement (City of Washougal, 2016). Williams acknowledges that severe weather may damage facilities and pipelines, increase system stress, and interrupt service (Williams, n.d.). This risk is compounded by the fact that natural gas infrastructure – particularly in wildfire-prone areas – can contribute to both greenhouse gas emissions and localized hazards such as leaks or explosions.



## Natural gas infrastructure in the Pacific Northwest

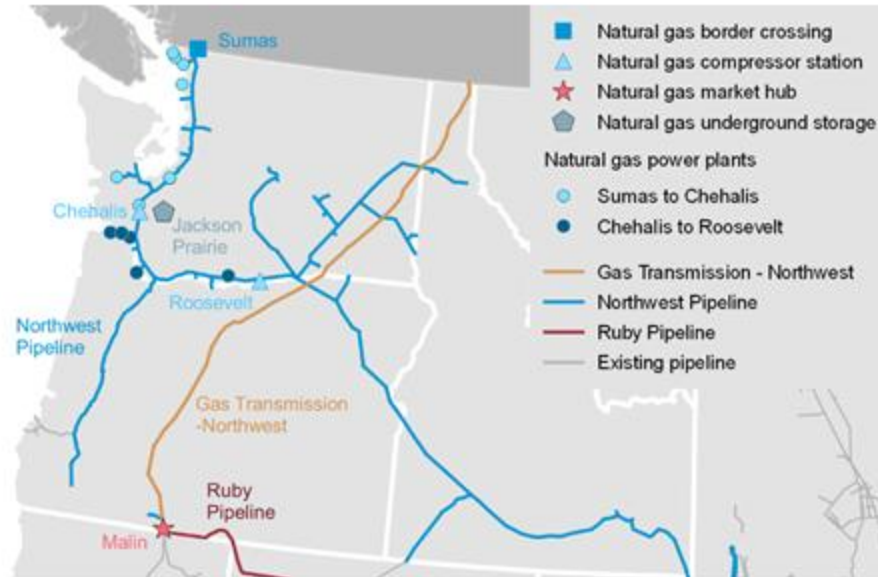


Figure 20: Regional natural gas infrastructure, including the Northwest Pipeline (Gas Processing News, 2018).

## Energy Use

In Washougal, there are 7,296 residential, 490 commercial, and 3 industrial accounts with CPU. CPU currently receives about one third of its power from the natural gas River Road Generating Plant. As a gas combustion plant, River Road is a significant source of carbon emissions in the region. In addition, CPU purchases about 40% of its hydropower from BPA and receives about 13% of its power from solar farms (Clark Public Utilities, 2024).

Spikes in energy demand during heatwaves or cold snaps strain the grid and drive up costs, especially for non-weatherized homes. Low- and moderate-income households already face a higher energy burden, spending a larger share of income on utilities (U.S. Environmental Protection Agency, 2025). The age of housing stock can also be a consideration, as homes built prior to 1970 were built before the implementation of modern building standards and often lack insulation and air conditioning.

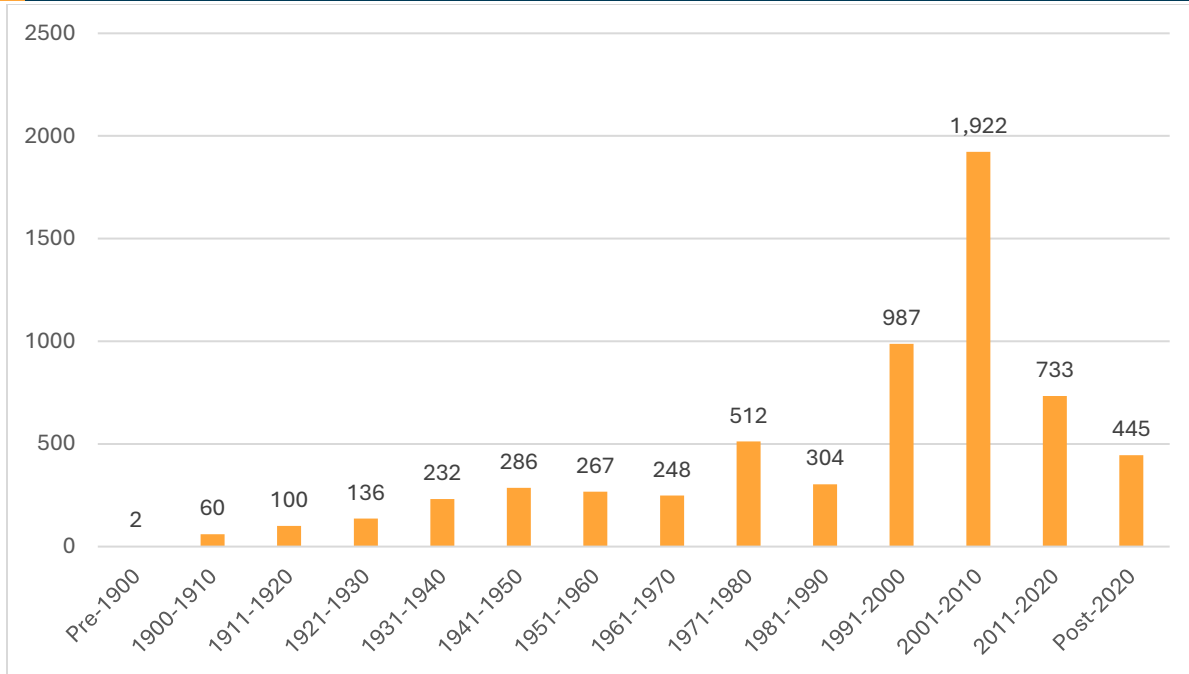


Figure 21 shows that about 22% of buildings in Washougal were built pre-1970.

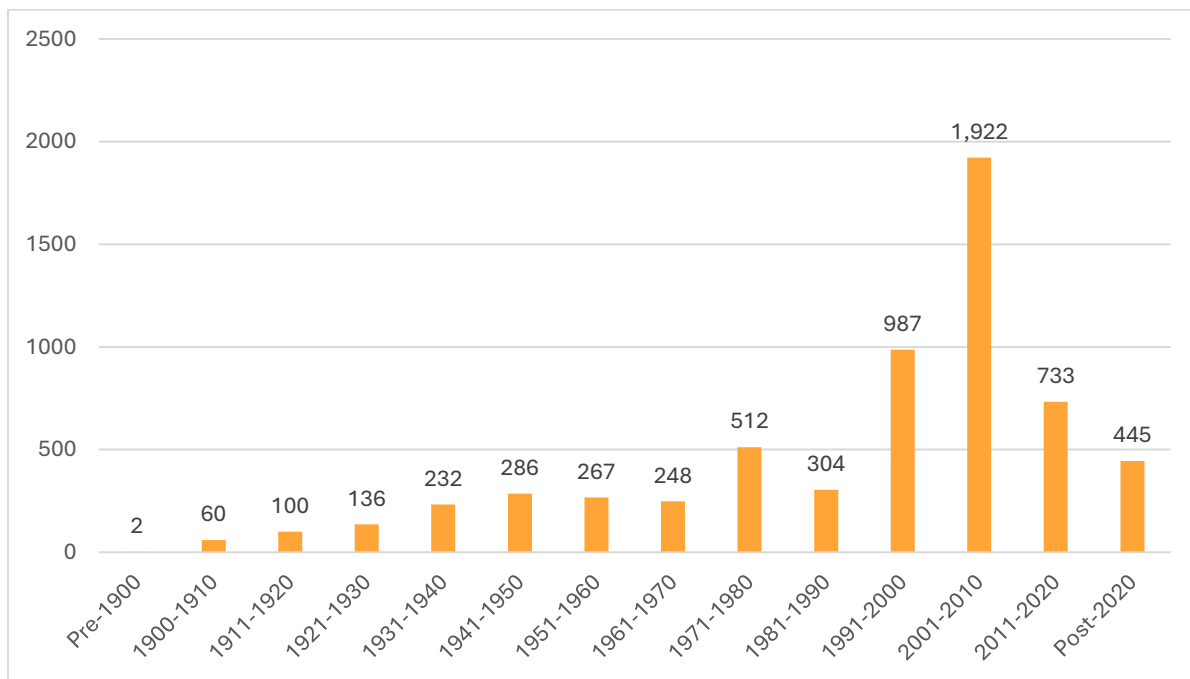


Figure 21: Number of Residential and Commercial Buildings Constructed in Washougal, by Year (Clark County GIS, 2025).



## Adaptive Capacity

While the City does not control its energy sources, it can influence efficiency, affordability, and local resilience through planning and programs. The City can also collaborate with CPU to reduce use of the River Road Generation Plant, which is based on natural gas combustion, and support a transition to clean and renewable energy sources.

### Building Efficiency and Utility Costs

Clark Public Utilities **does not currently track the number or ratio of electric to gas-heated homes** for Washougal specifically (it does have that information for Clark County from the [NEEA Residential Building Stock Assessment](#), but notes the sample size for Washougal is too small to provide a fair representation). Fuel source matters, since there is a meaningful difference in cost and GHG emissions between homes heated by electricity versus natural gas. Understanding the proportion of homes (and businesses) in Washougal that rely on natural gas will help the City develop more strategic resiliency plans.

**Efficiency upgrades and house retrofits** can help customers use less energy and save money, strengthening the City's adaptive capacity and energy dependence. Washougal is already engaged in four energy efficiency programs and has identified two additional types of energy upgrades to offer residents.

The four energy efficiency programs include CPU Energy Efficiency, Emergency Utility Assistance Program, CPU Weatherization, and the Energy Trust of Oregon. In 2024, 119 households received energy efficient rebates totaling over \$54,157 as part of the CPU Energy Efficiency Program. Washougal's participation in the [Emergency Utility Assistance Program](#) helps offset energy costs for low-income residents. In 2024, **280 residential customers in Washougal** received support totaling **\$117,090** through CPU. Clark County and CPU also offer **weatherization programs** that could be scaled to reach more renters and homeowners. Energy Trust of Oregon has also implemented energy conservation measures in the region in the past two decades.

Some houses also have had their ducts sealed, which is a specific type of energy efficiency improvement. BPA may have data on which houses have had their ducts sealed in Washougal to date, though we were unable to obtain the relevant data for this report. Such information be helpful in informing future duct sealing efforts. In addition to expanding energy efficiency programs, the Climate Subcommittee has also recommended expanding **passive heating and cooling** in new construction.

### Renewable Energy

Washougal has **200 solar net metering customers** with a combined installed capacity of 2,157 kW, contributing to the citywide renewable capacity of 2,957 kW (Clark Public Utilities, n.d.).





Recent progress includes the **Port of Camas-Washougal's Community Solar East Project**, which added **799 kW** of solar to the Port's industrial park (Figure 22). The Port is also exploring **wastewater energy recovery** to increase local energy self-sufficiency.



Figure 22: Clark Public Utilities installed solar panels on the roofs of five buildings, including Building 14 (above), at the Port of Camas-Washougal's Industrial Park in late 2023 and early 2024 (Flanagan, 2024).

Community residents and Climate Subcommittee members suggest that City buildings and the library could also have solar panels. Attendees at the Comprehensive Plan Carnival in November 2024 noted that Washougal could build more local renewable wind and possibly even tidal and geothermal energy sources. The City could encourage businesses and residents to install solar and renewable energy on private properties, as well.

### Electric Vehicles (EVs)

As of May 2025, over 704 EVs were registered in Washougal (State of Washington, 2025). Current EV charging stations include those at the Port and the Ninebark housing development. Climate Subcommittee members suggested adding chargers in the Town Center and high-traffic areas like the Safeway parking lot.

The State of Washington has invested over \$100 million in EV infrastructure grants, with more funding anticipated. The NW Power and Conservation Council also coordinates regional EV planning, presenting Washougal with additional opportunities to expand EV access and reduce emissions.





# Businesses and Housing Vulnerability Results

## Key Takeaways

Washougal's economy employs over 8,400 people, with major industries including health care, retail trade, and manufacturing. The Port of Camas-Washougal – home to a marina, Industrial Park, and a new waterfront park – is a critical economic hub. The City has undertaken efforts to revitalize its historic Town Center.

As climate hazards such as flooding, wildfires, extreme heat, and heavy precipitation become more frequent, economic centers like the Port and Town Center must be prepared. These hazards can disrupt business operations, damage property, and result in significant revenue losses. Outdoor workers and tourism-related businesses are particularly vulnerable due to their utilization of outdoor spaces for business. Additionally, other community and workplace hubs such as schools, government buildings, and businesses may be compromised during extreme weather events, reducing the availability of essential services and slowing economic activity.

Residential areas also face risks. Mobile homes, older housing stock, and neighborhoods near forested areas are especially susceptible to wildfire and storm damage. Rising insurance costs and limited recovery resources further challenge low-income households. Planned growth areas in Washougal are often located near fire-prone zones, increasing long-term vulnerability.

## Businesses and Industries

### Climate Risk

Washougal's workforce spans a range of industries, with health care, retail, and manufacturing accounting for the largest share of local jobs. Figure 23 illustrates the distribution of employment across key sectors based on 2023 data.

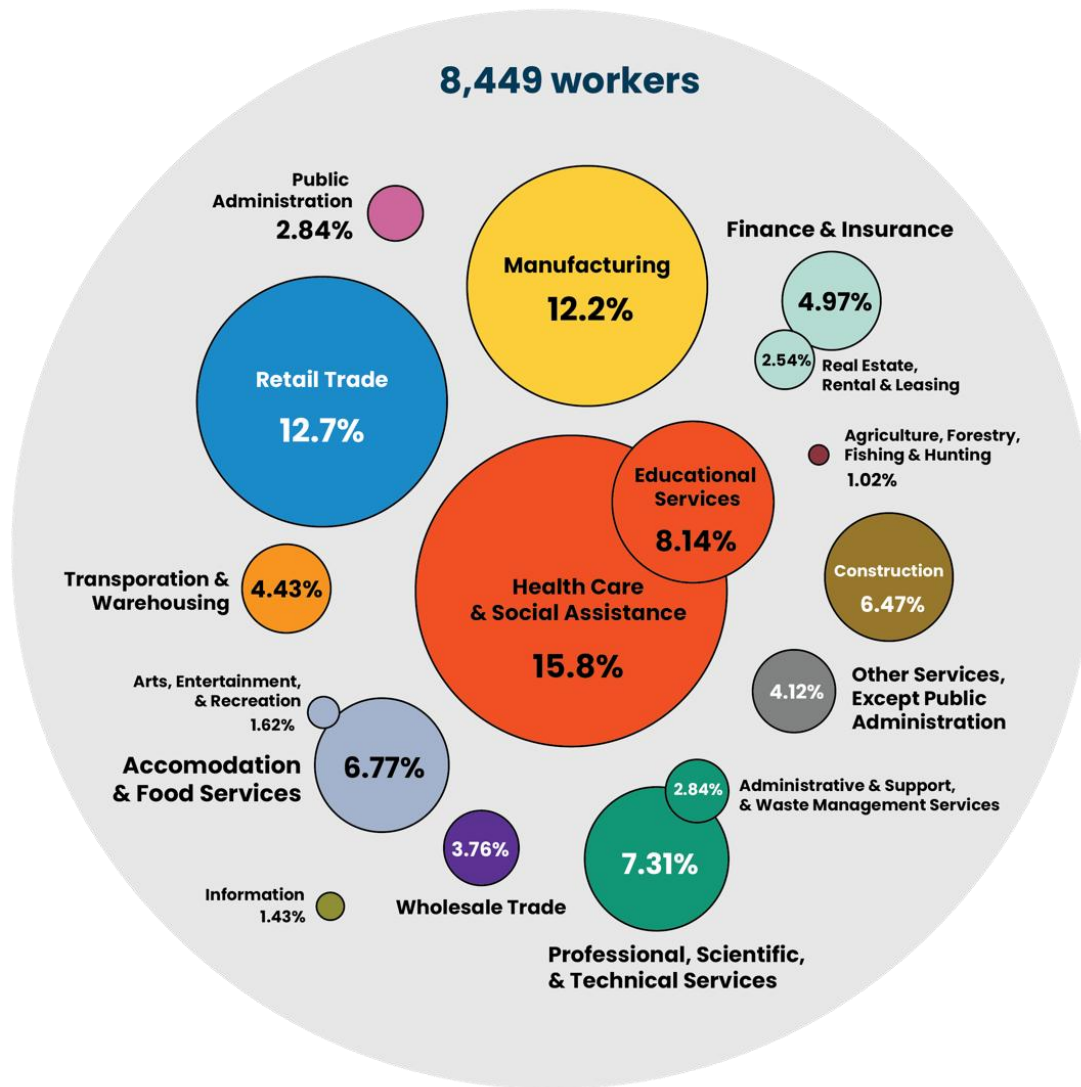


Figure 23: Industry sectors by workforce share, 2023 (Data USA, n.d.).

Outdoor occupational work is also a notable component of Washougal’s economy. Outdoor workers experience inherently greater exposure to climate risks. People who work outdoors often have limited opportunities to seek refuge from extreme climate events like heat or smoke and often have a much higher risk of illness or death (Dahl & Licker, 2021). Extended extreme heat events can lead to lost labor hours, particularly for outdoor workers, resulting in lost wages and economic stress (The Atlantic Council’s Adrienne Arsht Rockefeller Foundation Resilience Center, 2021).

While there is no current data on the number of outdoor workers in the City of Washougal, 22% of Clark County’s workforce is employed in occupations that involve some component of outdoor work, which is approximately 47,783 individuals (Union of Concerned Scientists,



2021). Key occupational categories are listed in Table 4.

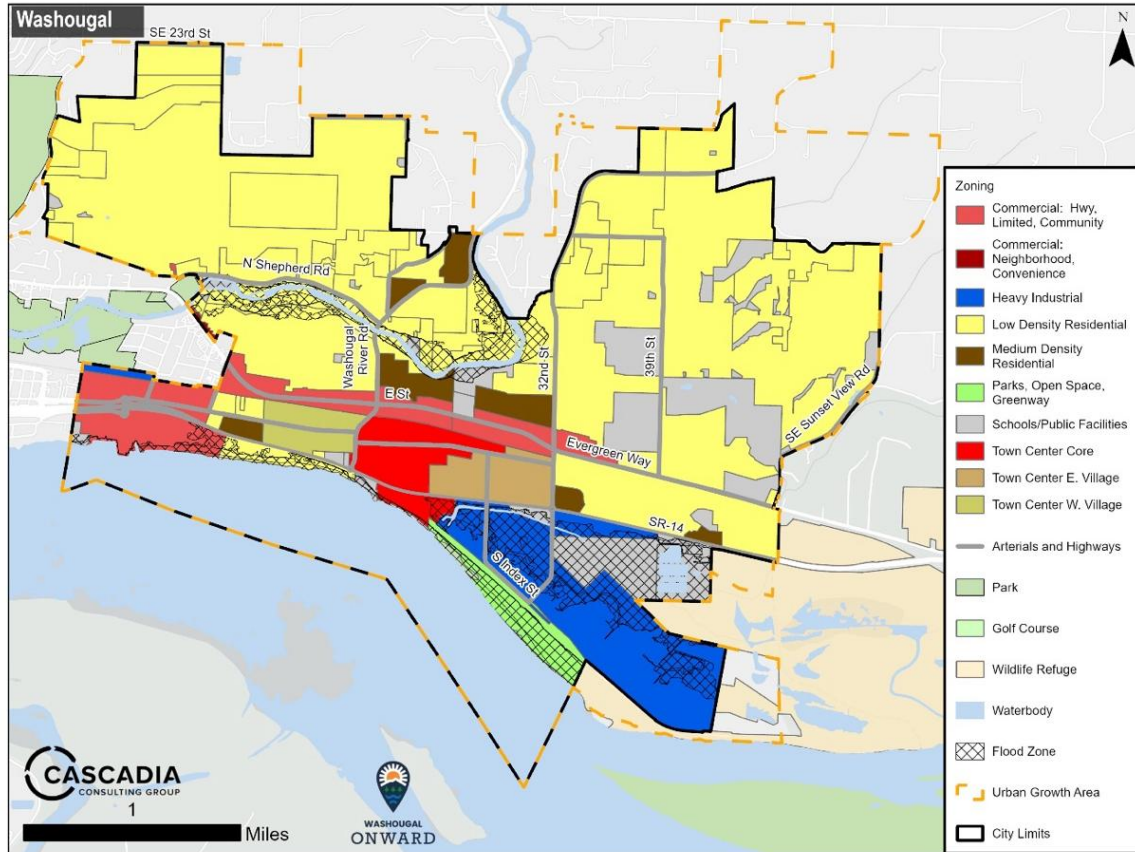


Figure 24: Zoning designations in Washougal overlaid with flood hazard zones. The hatched areas show that some parts of the heavy industrial area and the commercial area along the Columbia River may experience some flood risk (Cascadia Consulting Group). Table 4: Outdoor worker categorizations (Dahl & Licker, 2021).

| Occupational Category                         | Example of Jobs                                        |
|-----------------------------------------------|--------------------------------------------------------|
| Building and grounds cleaning and maintenance | Janitor, pest control worker, landscaper               |
| Construction and extraction                   | Carpenter, roofer, mining machine operator             |
| Farming, fishing, and forestry                | Farmworker, forest conservation worker                 |
| Installation, maintenance, and repair         | Mechanic, electrical or telecommunications line worker |
| Materials moving                              | Truck driver, fire fighter                             |
| Protective service                            | Police officer, fire fighter                           |
| Transportation                                | Airfield operation specialist, delivery truck driver   |



Most businesses – including commercial, retail, and industrial – are in the Town Center along E Street and at the Port. While the Town Center faces low wildfire and flood risk, its vulnerability lies in access limitations during road closures caused by storms or climate-related events (Figure 24).

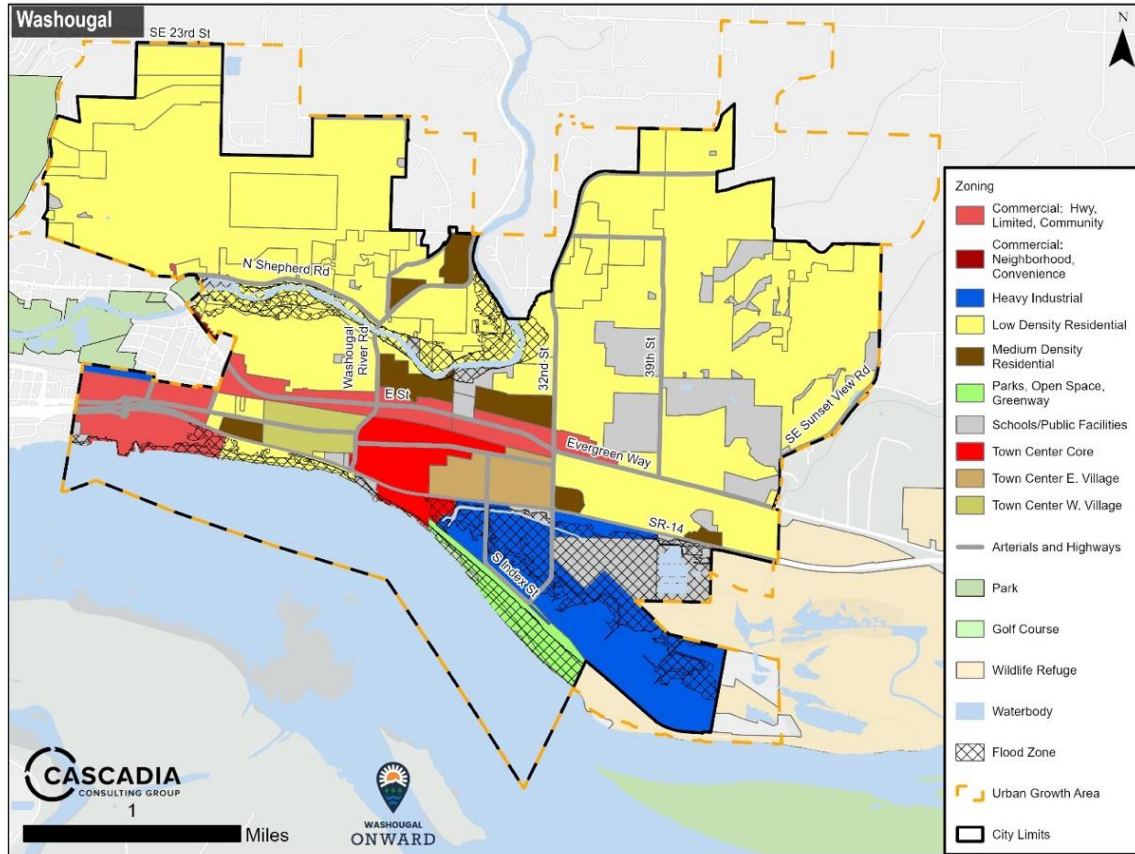


Figure 24: Zoning designations in Washougal overlaid with flood hazard zones. The hatched areas show that some parts of the heavy industrial area and the commercial area along the Columbia River may experience some flood risk (Cascadia Consulting Group).

The Port of Camas-Washougal, which consists of a 500-acre industrial park, is located southeast of the Town Center on the waterfront along the Columbia River (Figure 25). Clark County’s [2024 Regional Transportation Plan](#) notes the Port of Camas-Washougal’s relevance to businesses and industries, with over 50 businesses and over 1,000 employees with a total annual payroll over \$35 million (Southwest Washington Regional Transportation Council, 2024). Additionally, the marina accommodates over 350 boats. However, much of the Port and nearby commercial zones fall within the 100-year floodplain, including Parker’s Landing and the Columbia River waterfront. Past events, such as high river levels in 2022, disrupted deliveries to the Puffin Café, highlighting the vulnerability of riverside operations (Figure 25).





Figure 25: High river levels affected access to the Puffin Café, a floating restaurant, in 2022 (Gil, 2022).

An indirect risk to Washougal businesses is the rising cost of energy and water, sewer, and stormwater management, influenced at least in part by climate risks like wildfire, storms, and drought.

## Adaptive Capacity

Adaptive capacity measures are primarily focused on minimizing disruptions to access and business functionality throughout Washougal, as discussed in other sections. The Town Center is not directly vulnerable to climate impacts.

When considering the Port of Camas-Washougal's adaptive capacity, [the Port's Strategic Plan 2021-2026](#) did not directly address climate resilience. However, one of its guiding goals acknowledged that the plan needed a degree of flexibility to account for "new and unforeseen" opportunities that are not encompassed by any plan or budget. The plan stated that if an opportunity shows economic and community benefit to the region, aligns with its other strategic goals, and cannot be pursued by someone else better positioned to address it, the Port can pursue the opportunity. This flexibility opens the door for the Port to pursue opportunities that further its climate resilience.



Additionally, to help businesses address rising costs of energy, there are opportunities to expand business participation in energy efficiency programs, like Clark County’s weatherization program.

## Housing and Residential Areas

### Climate Risk

Residential housing, public or transitional housing, and temporary/mobile homes across Washougal face the potential of damage caused by climate impacts including wildfires, storms (falling trees and heavy winds), flooding, and related landslides. These hazards can cause costly repairs, displace residents, and disrupt social support networks. In high-risk areas, the stress and financial burden of repeated recovery can compound over time.

The most widespread climate risk to houses is wildfire. As shown in Figure 26, much of Washougal falls within the Wildland-Urban Interface (WUI), where developed areas border fire-prone wildlands. The map also shows the approximate location of mobile home parks, whose residents may be extra vulnerable to displacement from wildfire, among other climate impacts. The WUI map also identifies where there are high numbers of structures near wildlands that are at risk of wildfire. Appendix A: Climate Impacts Summary includes more detail on wildfire projections for Washougal.



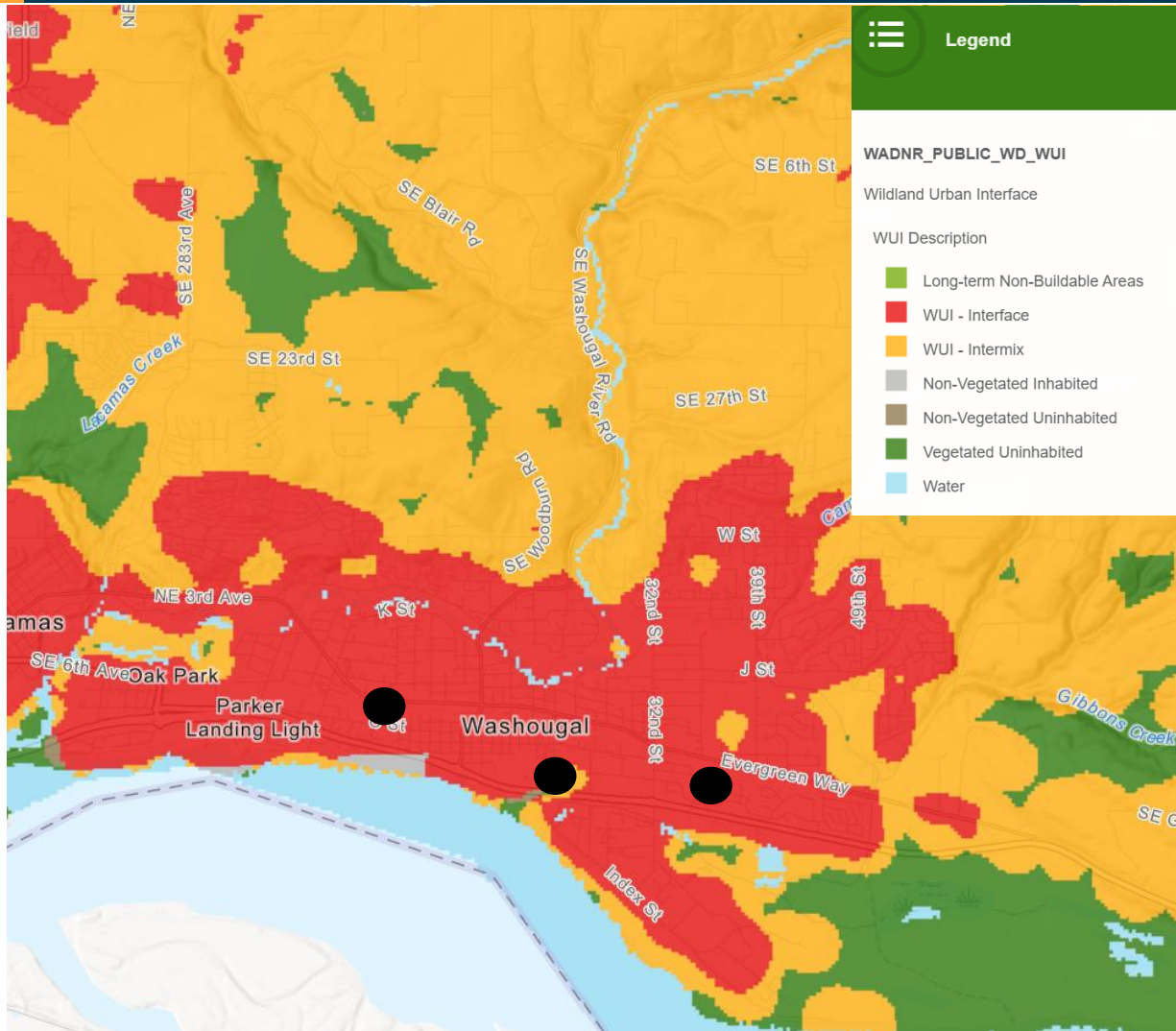


Figure 26: Red areas show Washougal's Wildland Urban Interface; black dots indicate approximate mobile home park locations (Washington Department of Ecology).

There have been recent instances of wildfires near Washougal residential areas. In the Nakia Creek Fire in 2022, nearly 3,000 homes in Camas-Washougal area were under Level 3 “Go Now” evacuation orders, while thousands more were put into Level 2 and 1 orders (Moyer, 2022). See Figure 27. While homes were not damaged in that fire, it was an example of the potential risk wildfire poses.

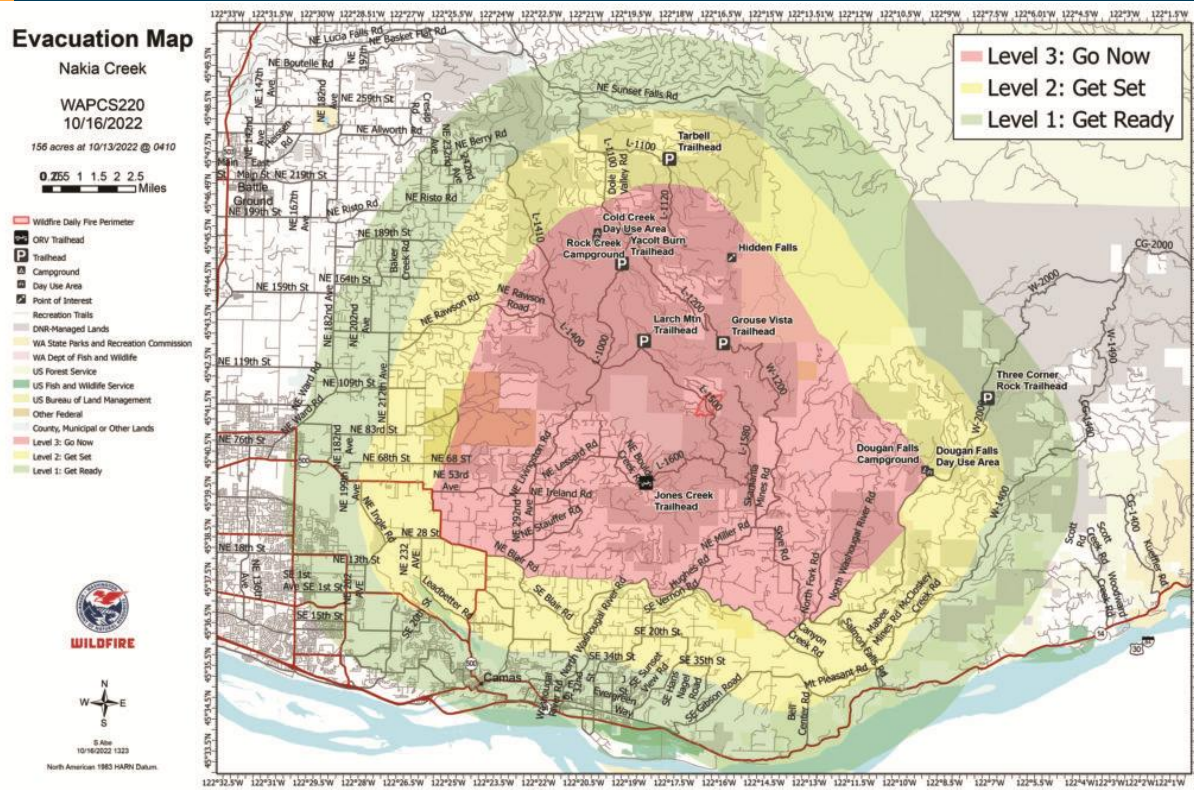


Figure 27: Evacuation map during the 2022 Nakia Creek Fire, affecting thousands of Camas-Washougal residents (Moyer, 2022).

As the risk of wildfire increases, indirect impacts can include rising homeowners' insurance rates. Also related to insurance rates, another climate risk to housing in Washougal is flooding. While flood risk is low for much of the city, the Hazard Mitigation Plan notes that an area near the Washougal River across from Hathaway Park has experienced flooding before and is a part of the 100-year flood zone (see Figure 24).

## Adaptive Capacity

Washougal's Hazard Mitigation Plan identifies short-term plans to use education and outreach to support the retrofit of homes in fire-risk areas for fire prevention (City of Washougal, 2025). To limit damage to residential property in the area, the Hazard Mitigation Plan also reports that the City proactively provides sand and sandbags to residents during high water and flooding events.



## Planned Growth Areas

### Climate Risk

Heightened wildfire risks are a key concern for Washougal's planned urban growth areas in their upcoming Comprehensive Plan update, which are located to the north of the current city limits. As shown in Figure 28, all the planned growth areas are in direct exposure fire zones.

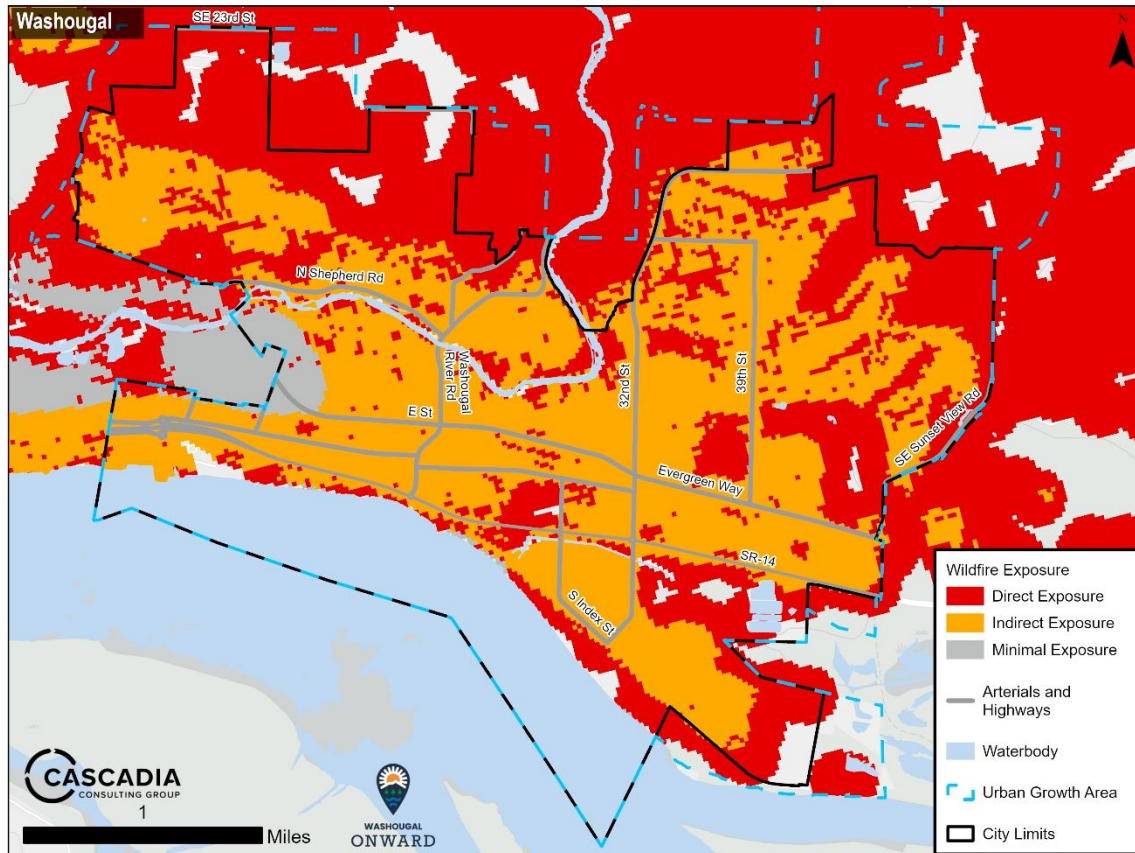


Figure 28: All of Washougal's planned urban growth areas are in direct exposure wildfire zones, which Wildfirerisk.org designates as Risk Reduction Zones (Cascadia Consulting Group).

### Adaptive Capacity

As continued housing growth expands into areas with higher wildfire risk, resilience can be bolstered through fire-responsible housing. Currently, the National Fire Protection Association lists only two sites in Clark County participating in the Firewise USA educational program: Summit at Autumn Hills and High Valley, Battle Ground (National Fire Protection Association, 2025).





# Environmental and Water Resources Vulnerability Results

## Key Takeaways

Washougal's unique identity is closely tied to its location as the "gateway to the Columbia River Gorge." Key natural assets, including the Columbia and Washougal Rivers, contribute to the area's character, but also pose flood risks. The City is rich in other natural areas like wetlands, which are vulnerable to wildfires, summer drought, and extreme heat.

In the northern part of the City, steep slopes present a risk for landslides, particularly during heavy rainfall. Additionally, Washougal's water resources and infrastructure may be affected by flooding and extreme storms, while summer droughts could place further strain on the water supply.

## Critical Areas, Natural Areas, and Shorelines

### Climate Risks

#### Critical Areas

**Critical areas** in Washougal are land features that serve as essential components to the local ecosystem and provide community benefits including water quality and flood control, improved air quality, habitat, recreation, and natural beauty. They also are particularly sensitive to environmental changes such as climate impacts like summer drought, extreme heat, and extreme precipitation events/flooding. Important critical areas in Washougal as identified in the Comprehensive Plan include:

**Critical Aquifer Recharge areas:** Land within 1,000 feet of the City's two water supply wells are designated Critical Aquifer Recharge areas. One area is on the south side of the Washougal River in the Hathaway Park area and the other is near the Camas-Washougal border on the City's far west side. These areas are particularly sensitive to changes in precipitation and streamflow. Summer droughts can lead to reduced streamflow, which may, in turn, limit aquifer recharge during the dry months. More details of these impacts are discussed in the Drinking Water section below.

**Fish and wildlife habitat conservation areas:** The Washougal River provides essential habitat for fish and wildlife. Anadromous fish spawn in Gibbons Creek and the Steigerwald Lake National Wildlife Refuge wetlands attract a diverse array of bird species. Other important shorelines include the Columbia River and Campen Creek. Figure 29 shows some of these areas, overlaid with flood risk. Note that flooding is not necessarily harmful and can be beneficial to these areas, as discussed further below.

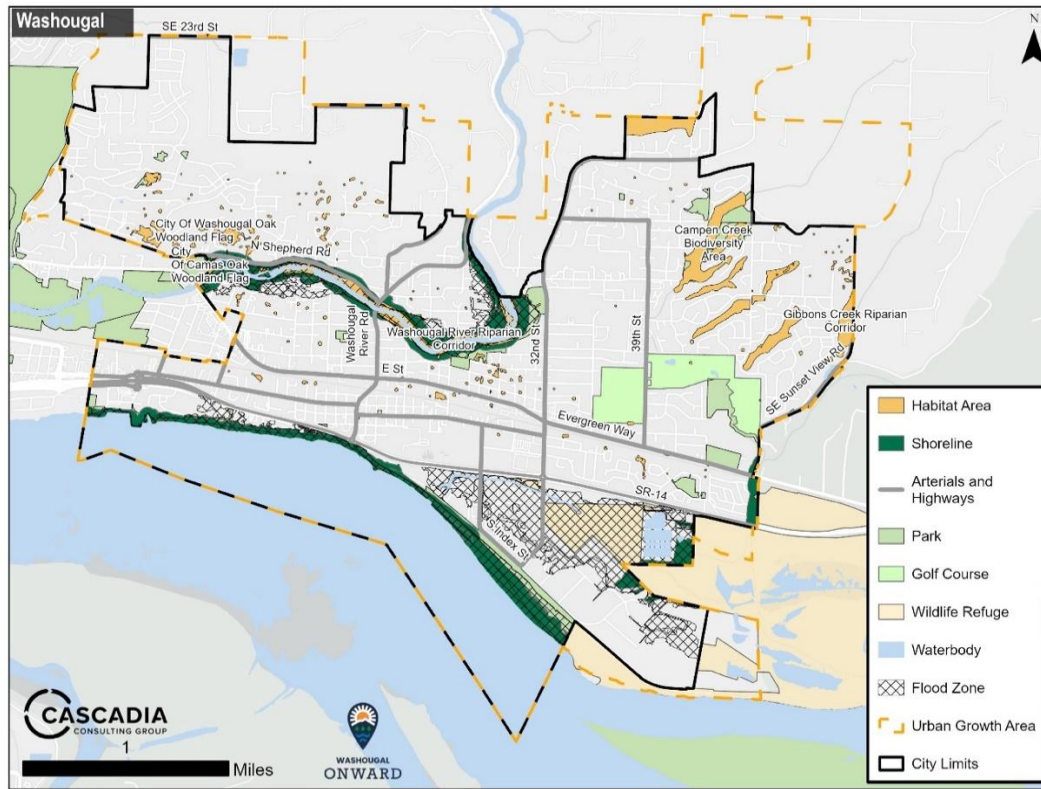


Figure 29: Key habitat areas and natural features in Washougal, including riparian corridors, parks, and shorelines, overlaid with flood hazard zones (Cascadia Consulting Group).

Many native fish species in these waterways are highly sensitive to rising temperatures (Columbia River Gorge Commission, 2022). Warmer water (66–68°F and above) increases disease risk, stress, and reduces spawning success. The pace of warming is likely to exceed these species' ability to adapt. Combined with additional challenges like flooding and lower stream flows, these changes will reduce the quality of fish habitat, potentially leading to population decline and impacting both recreational and commercial fishing (Columbia River Gorge Commission, 2022).

More intense floods may push riverine flooding beyond historical floodplain boundaries, while decreased summer precipitation will increase drought stress, limiting plant growth and productivity. Figure 30 shows the Washougal River running high. Flooding can accelerate sand loss, cause streambank erosion, and disrupt habitats along waterways, like at Campen Creek (Figure 31).





Figure 30: The Washougal River ran high during an extreme prolonged rainfall event in November 2021 (Phiel, 2021).



Figure 31: Campen Creek shows signs of erosion south of the pedestrian bridge in Washougal's Mable Kerr Park in 2023 (Flanagan, Washougal stormwater projects ripple out, 2024).

In addition to climate-related threats, non-climate stressors such as dams, water diversions, and pollution further impact water quality (Columbia River Gorge Commission, 2022). Gibbons Creek and Campen Creek are already listed as impaired for temperature and fecal coliform





bacteria on [Washington State's Water Quality Assessment](#). According to the City's Stormwater Management Action Plan, "High water temperatures prevent the creeks from attaining their designated uses for aquatic life, affecting salmonid spawning, rearing and migration...High levels of fecal coliform bacteria prevent the creeks from attaining their designated uses for recreation" (City of Washougal, n.d.).

Rising temperatures can also lead to an increase in algal blooms, posing risks to fish, wildlife, pets, and people (Columbia River Gorge Commission, 2022). The nonprofit Columbia Riverkeeper warns that heat, drought, and low river flows will likely worsen algal issues in the Columbia River (Columbia Riverkeeper, n.d.). Nearby, Lacamas Lake in the City of Camas has already experienced recurring algal blooms, highlighting the growing concern for water quality in the region (Camas-Washougal Post-Record, 2023).

Steigerwald Lake National Wildlife Refuge, a frequently flooded area may be impacted by more intense flooding in fall and spring as well as by reduced summer streamflow and enhanced drought (Columbia River Gorge Commission, 2022; City of Washougal, 2016).

## Geographically Hazardous Areas

**Geologically Hazardous Areas**, or areas with steep and unstable slopes defined as those with a grade greater than 25% (per the U.S. Soil Conservation Service), are primarily found in northern Washougal, with the most hazardous areas along the steep banks of the Washougal River (City of Washougal, 2016). Heavy storm events with extreme precipitation can accelerate erosion in these areas, increasing the risk of landslides and soil instability.

## Wetlands

**Wetlands** in Washougal are primarily located within the floodway of the Washougal River and in the low-lying southeastern area of the Urban Growth Area (UGA) near the Columbia River. The largest wetland area is in the City's southeastern Industrial-zoned region (City of Washougal, 2016).

These wetlands are especially vulnerable to climate impacts such as reduced streamflow and prolonged drought (Columbia River Gorge Commission, 2022). Declining summer precipitation and altered streamflow can limit the water available for wetland habitats, negatively affecting fish and wildlife. Drought conditions can also increase the likelihood of wildfires. Additionally, warmer summers are expected to reduce soil moisture, placing further stress on plant and animal populations.

## Adaptive Capacity

Washougal already has some measures in place to conserve critical areas, which is important for climate resilience due to the potential for carbon sequestration and because Washougal has many unique ecosystems. So far, Washougal has implemented development regulations



which incorporate the best available science to protect critical areas and mitigate impacts (City of Washougal, n.d.).

The City has invested in the realignment of Gibbons Creek, which has been beneficial to fish (City of Washougal, 2016), and may help it be resilient to changing climate. This included retrofitting an underutilized water infiltration pond and restoring Mable Kerr Park (Flanagan, 2024).

Meanwhile, the newly reconstructed wetlands at Steigerwald Lake National Wildlife Refuge (Figure 32) have been designed intentionally to “bring floodwaters back to where we want them so they can promote wetland habitats, support fish and wildlife, and better protect areas where we don’t want floodwaters, like the Port of Camas-Washougal and the city” according to the project manager (Flanagan, 2022).



*Figure 32: The newly reconnected floodplain at Steigerwald Lake National Wildlife Refuge appeared to effectively handle large rain events in June 2022, as it was intended (Flanagan, 2022).*

Washington State’s Shoreline Management Act requires Washougal to update its Shoreline Master Program regularly. Washougal recently secured a grant from the Washington State Department of Ecology to complete a Shoreline Master Plan Program Update and Education



Campaign project in 2025. The current plan states that the City will identify illegal discharges, failing septic systems, and contributions from residential pet waste to decrease the amount of fecal coliform bacteria in its creeks.

While the City has taken steps to address some of its climate risks, there are still gaps in Washougal's adaptive capacity. Development in floodplains is not restricted, though it is supposed to follow floodplain development regulations (Clark Regional Emergency Services Agency, 2023). The Hazard Mitigation Plan identified the potential to adopt a zero-rise floodway but no action has been committed. Notably, the City does not have full influence over impacts upstream to the watershed and is reliant on other actors like Washington Fish and Wildlife and private landowners to steward their lands and shorelines appropriately.

In addition to City planning measures and development resources, members of the Climate Subcommittee identified collaboration with local First Nations and Tribal communities as a potential strategy for the City to utilize historical knowledge and expertise about the local ecosystems. Incorporating traditional ecological knowledge may help to inform healthy ecosystem management practices and guide future climate resiliency planning and maintenance of natural areas.

Climate Subcommittee members also noted that youth are interested in bringing back more native plants into natural areas and beyond. This can be another strategy to explore to build climate resilience given that native plants are more tolerant to drought, provide erosion control, are more resistant to wildfire, attract pollinators, and provide habitat and resources for other native wildlife.

## Water Resources and Systems

Washougal's water resources include drinking water sources such as wells, watersheds, and associated transmission pipes; stormwater infrastructure such as stormwater sewers and treatment plants; and wastewater infrastructure such as sanitary sewers and treatment facilities. The sections below discuss climate risks and adaptive capacity for each type of water resource and system separately. This section draws heavily from a stand-alone vulnerability analysis completed by CAPA Strategies (CAPA Strategies, 2025), which addresses the risk posed by the climate hazard of extreme precipitation and storms.

### Climate Risks

#### Drinking Water

Washougal's drinking water infrastructure is composed of wells, above-ground reservoirs, booster pumps (which pump water from wells to transmission lines), and transmission pipes. There are two well fields, one adjacent to the City of Camas' Goot Park and the other located at the upper area of Hathaway Park (City of Washougal, n.d.). Since 1957, the City has owned and



operated the water system that serves the City, as well as areas outside the City limits (City of Washougal, 2016).

The main climate-related risks to the drinking water systems are exacerbated by increasing amounts of impervious surfaces and pavement, which can cause excessive water runoff into rivers and streams, rather than allowing water to seep slowly into the ground (City of Washougal, 2016). Excessive stormwater runoff can be further exacerbated by intense storms that produce large amounts of precipitation that cannot drain or soak into the ground in at a sustainable rate. Summer drought and less streamflow in the warm season may put an additional strain on water supply and contribute to summer water shortages. Water quality may also decrease with less summer precipitation and warmer water temperatures..

Another climate-related risk to water resources is wildfire. The 2022 Nakia Creek Fire blazed through the City of Camas' watershed, though there was a minimal impact on Camas' drinking water (Moyer, 2022). Washougal's watershed was unaffected that time, but remains at risk of wildfire now and into the future.

Finally, flooding and landslides can be a risk (Figure 34). The primary precipitation-related risks facing pipes are landslides and floods. Landslides, even shallow mudslides, have the potential to displace and damage pipes that are not deeply buried. Additionally, the weight of mudslide debris, floodwater, and water-saturated soil adds pressure to the system and may result in cracked lines.

Non-climate stressors like population growth and development are also significant. Critical recharge areas have been lost due to increasing urbanization (City of Washougal, 2016)

Wells are at low risk, since well infrastructure in Washougal is primarily underground with limited ground-level access. It is not likely that stormwater runoff would enter wells in an amount sufficient to disrupt operations or significantly compromise the quality of groundwater. None of the City's eight wells are located in a flood or landslide hazard area, meaning that direct impacts from those hazards are not expected.

Booster pumps are also at low risk to the effects of heavy precipitation. Pumps are, however, exposed to structural damage from landslides and floods, and one (Pump 3) is located within a landslide hazard area. Damaged pumps can be addressed, but true mitigation (relocating pumps) is not generally feasible.

Reservoirs feature the highest degree of vulnerability and risk. All reservoirs are particularly sensitive to stormwater runoff and associated water pollution because of their relatively exposed position above ground. Reservoirs 1A and 1B are most at risk from the runoff that results from increasingly heavy precipitation (Figure 33). All others are located within a landslide hazard area, meaning they face an additional element of risk. Landslides near reservoirs could damage infrastructure and introduce debris into drinking water. However, in most cases, mild stormwater intrusion is unlikely to result in a significant disruption to water delivery services.



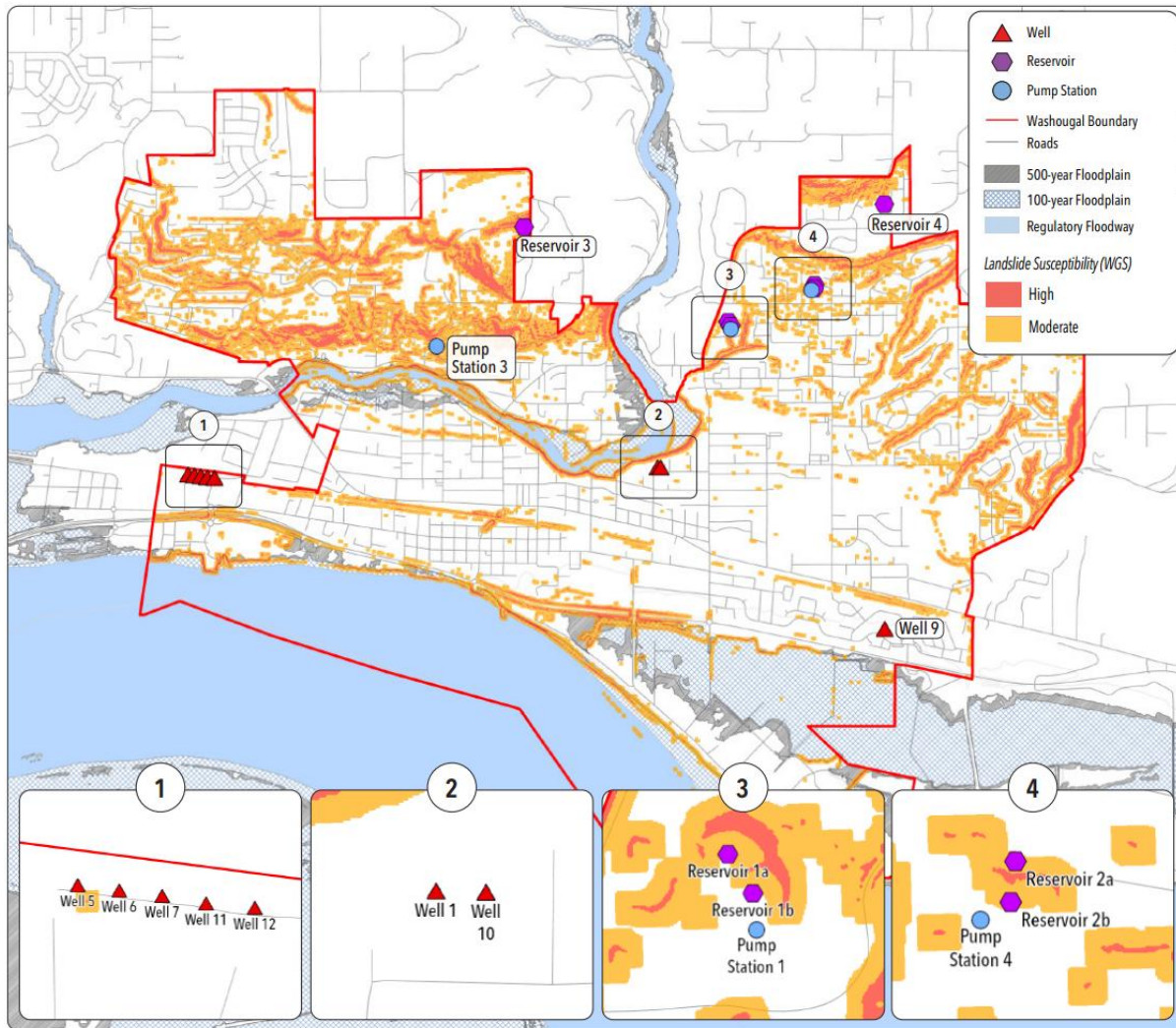


Figure 33: Washougal drinking water sources, wells, booster pumps, and storage reservoirs overlaid with flood and landslide risk (CAPA Strategies, 2025).

Finally, pipes face some risks, including that of landslides. Some lines are located in high landslide susceptibility zones (Figure 34). However, pipes buried at a depth of at least one meter (39 inches) have lower sensitivity to shallow landslides. The exact depth of all pipes buried across Washougal is unknown and likely varies across sites, though the City of Washougal Water System Plan Update (2021, section C.3.2) indicates a coverage depth of four feet (48 inches) for new and renovated water pipelines. The precise condition and composition of existing pipelines is also unknown. There have been no recent, major failures of Washougal's pipelines, indicating a system that is in fair or good condition.

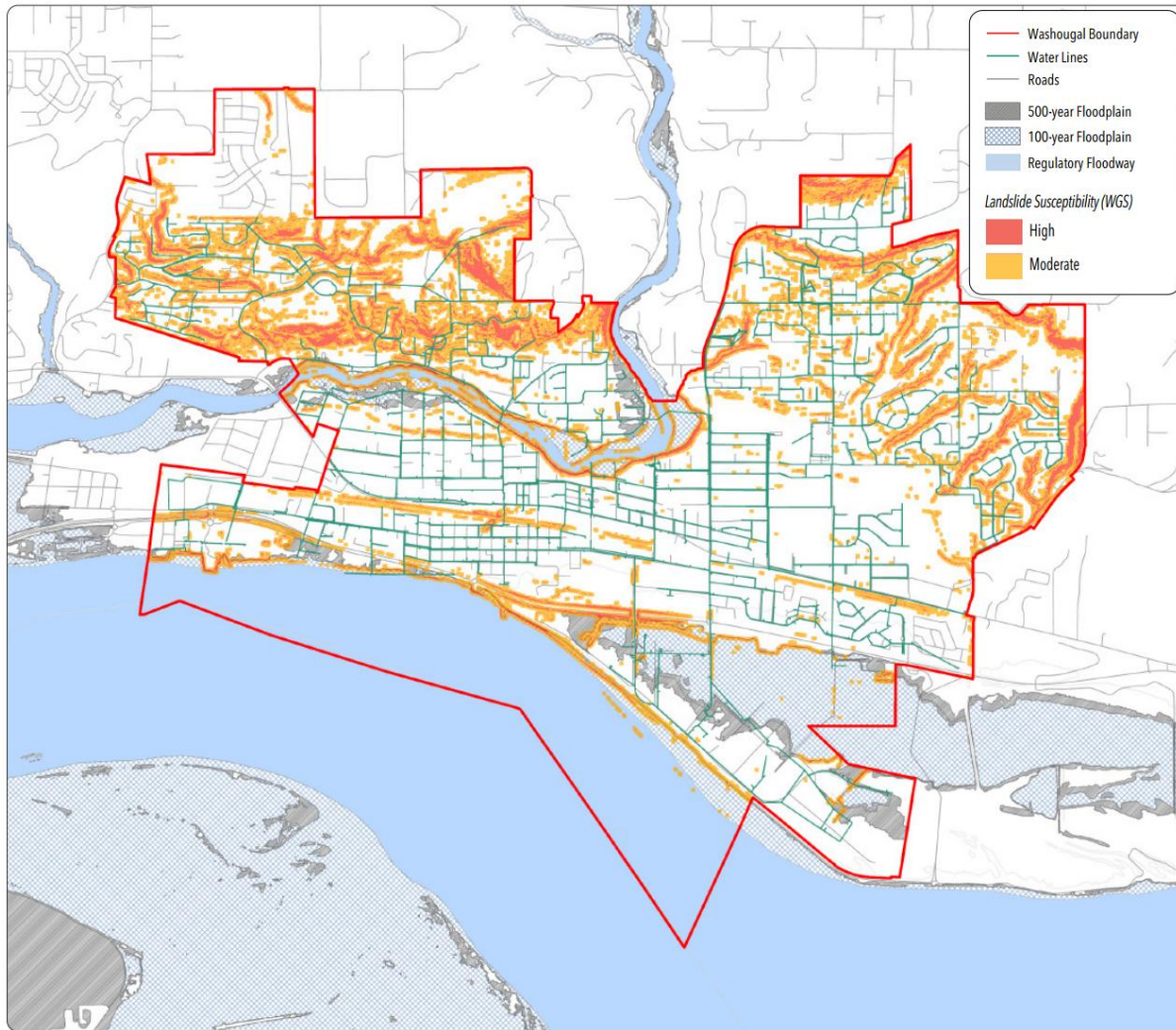


Figure 34: Washougal water transmission lines overlaid with flood and landslide risk (CAPA Strategies, 2025).

### Stormwater

The City of Washougal manages its stormwater through a system including 20 detention ponds, 10 miles of drainage ditches, 1,700 catch basins (storm sewers), 75 subsurface treatment facilities, and more than 39 miles of stormwater pipes (City of Washougal, n.d.). In addition, the City maintains some green infrastructure, including 50 planters, 35 bioswales, and 30 permeable pavement complexes. This public stormwater system is connected to smaller private stormwater facilities that are maintained by businesses, homeowners associations, and individual homeowners.

Climate impacts like heavy rain and high-water events can overwhelm sewers and pumping stations so that they are unable to remove water as quickly as it accumulates, which can lead to localized flooding. Heavy precipitation increases the reliance of stormwater drains, which may become overwhelmed by runoff or blocked by debris. Stormwater runoff that does not





make it into drains could end up as standing water above ground or carry pollutants into nearby surface waters. Heavy rain can also increase landslide risk. See Figure 35 for a map of Washougal stormwater lines overlaid with flood and landslide risk.

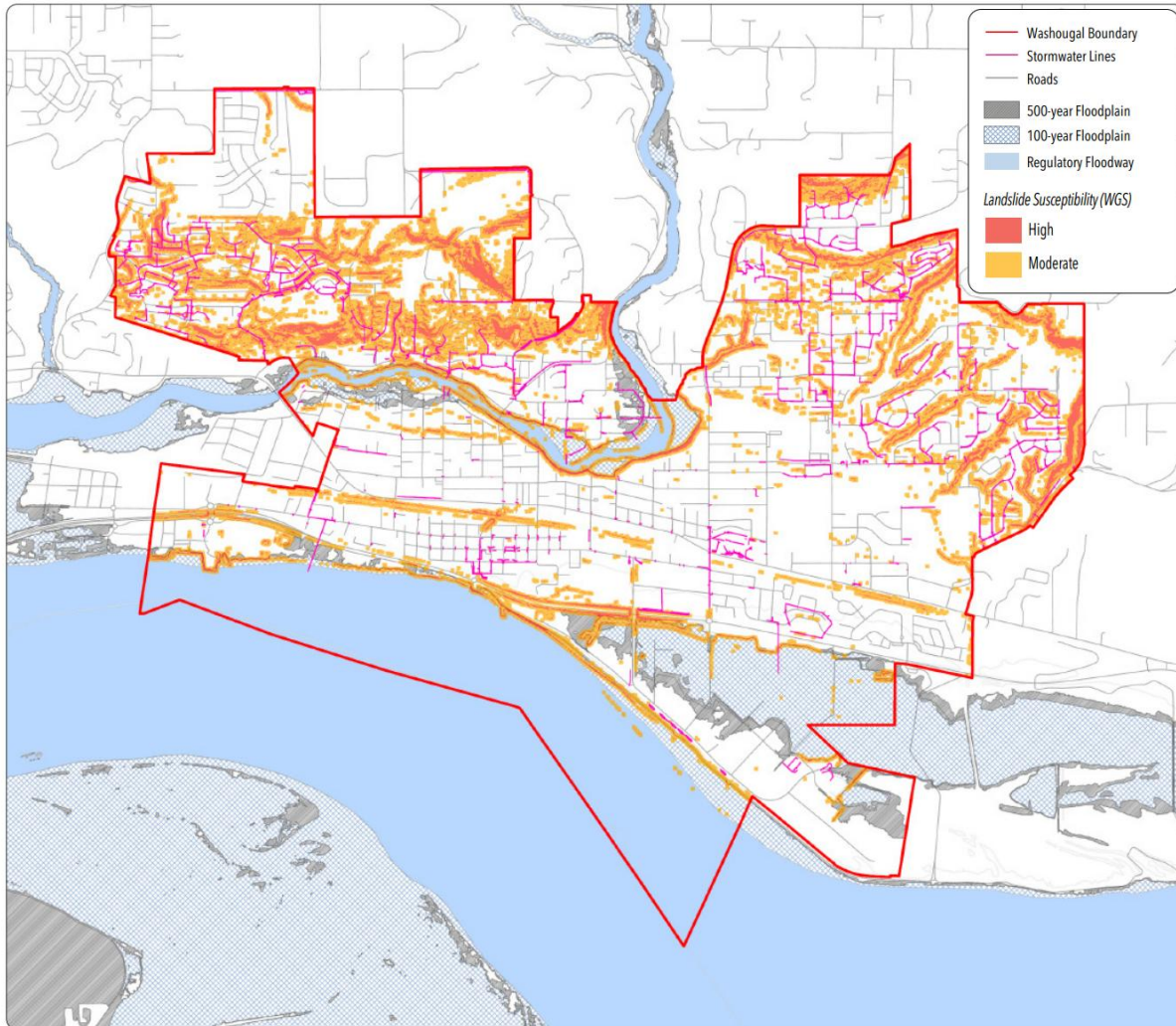


Figure 35: Washougal stormwater lines overlaid with flood and landslide risk (CAPA Strategies, 2025).

Localized street flooding has historically been an issue. According to the City’s stormwater management coordinator, “J Street, I Street and 36<sup>th</sup> Street do not have any form of stormwater infrastructure whatsoever. Every single time it rains, [we] get big pools of water forming on J Street, and it goes into Campen Creek, clearly untreated. And these are some pretty highly trafficked streets, so you get a lot of pollution that’s being generated on these impervious surfaces” (Flanagan, 2024). See Figure 36.



*Figure 36: J Street, from 39<sup>th</sup> to 40<sup>th</sup> Streets, was blocked to traffic for 16 hours, due to high water on the roadway. Heavy rains and melting snow in the days prior caused culverts to overflow.*

The issue is compounded by the reality that many residential subdivisions in Washougal were developed in the 1990s and 2000s. Many developments built in this era have older flow control and older water quality facilities. These subdivisions also have wider county roads than newer subdivisions, which lead to a greater asphalt and concrete surface area and more runoff with contaminants from vehicles and roadway debris. Wider roads also lead to fewer water-permeable surfaces that can absorb stormwater and naturally filter it through the ground.

### Wastewater

The City's Wastewater Division of Public Works is responsible for wastewater collections, sanitary sewer pump stations, wastewater treatment and discharge to the Columbia River. A mechanical treatment plant was built in the late 1990s and has been upgraded several times (City of Washougal, 2016). The City of Washougal operates and maintains approximately 83 miles of sanitary sewer collection lines and mains. The collection system utilizes 14 sewage pump stations and approximately five miles of mains to transport sewage to the Washougal Wastewater Treatment Facility.

The primary climate risk to this system is that floodwater can infiltrate wastewater treatment facilities, potentially disrupting operations or causing equipment failure and sewage backups. Landslides may also disturb underground sewer pipes leading to leaks and damage. See Figure 37 for a map of Washougal's sewer lines overlaid with flood and landslide risks.



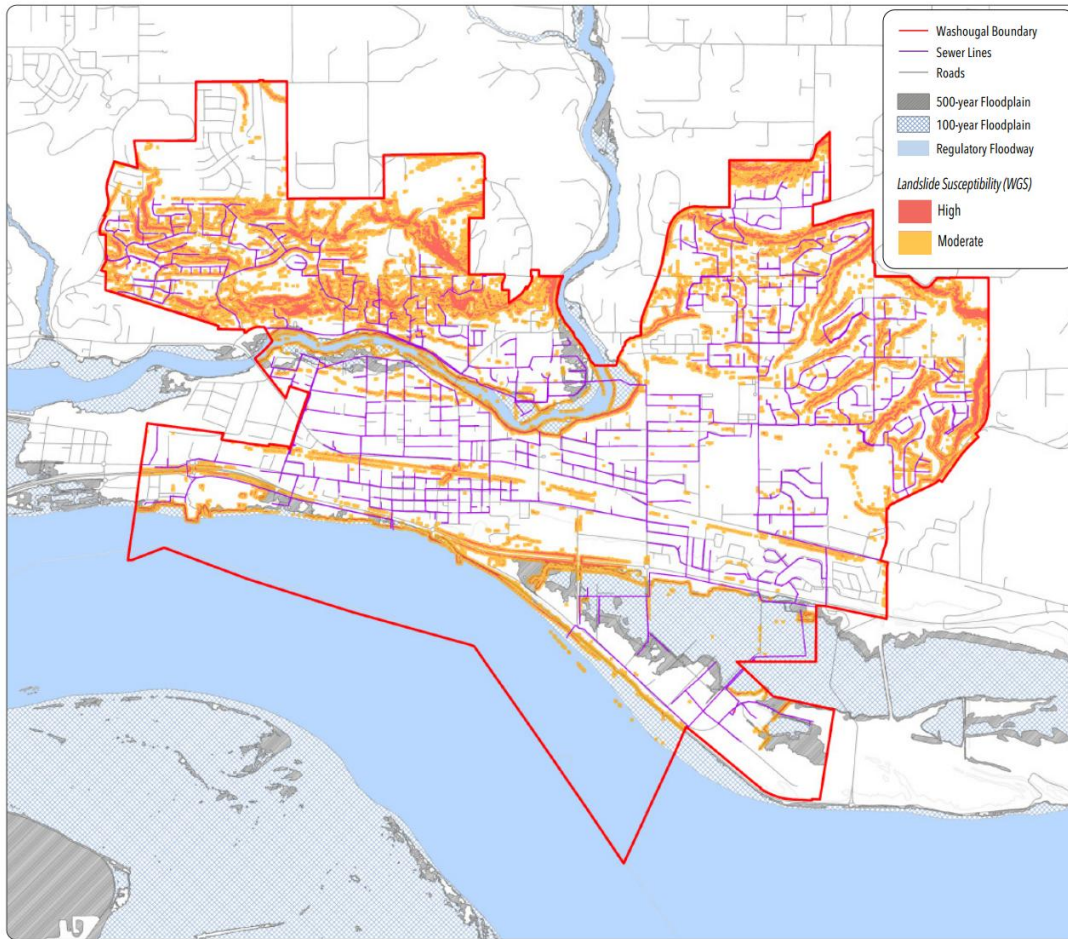


Figure 37: Washougal with sewer lines and flood and landslide risks (CAPA Strategies, 2025).

## Adaptive Capacity

### Drinking Water

Any significant disruption could be effectively managed using emergency measures and backup water supplies, limiting harm to populations that rely on municipal water. The City of Washougal has relatively abundant groundwater sources for its drinking water. Washougal's Water Department has been proactively maintaining and upgrading water service through capital improvement projects, including the construction and enlargement of reservoirs and replacing of old piping (City of Washougal, n.d.). These efforts have primarily focused on improving water supply to build resilience. The City has also been monitoring PFAS, or Perfluoroalkyl and Polyfluoroalkyl Substances, which are caused by so-called "forever chemicals" and exacerbated by climate impacts like low water (Clark County Today, 2024).

While wells are unlikely to be relocated as an adaptive measure, drywells, retention ponds, and other stormwater control features including green stormwater features could be installed nearby to prevent stormwater intrusion into wells. In the unlikely event that stormwater



intrusion causes a closure or service disruption in one well, the City is equipped with response plans and backup sources of water which would limit the magnitude of disruption.

Like wells, reservoirs are unlikely to be relocated as an adaptive measure, though the City of Washougal can introduce stormwater management features to minimize intrusion. Additional water treatment measures may also be used to remove pollutants.

The City also promotes water conservation, which will help it mitigate summer drought and heat impacts. During heat events, the City suggests that residents avoid non-essential water use, like washing sidewalks and paved areas, washing motor vehicles and boats, and irrigating lawns during daytime hours (City of Washougal, n.d.). The City also offers tips and resources about water conservation on its website.

Water conservation also offers cost-saving opportunities for Washougal residents, many of whom are concerned about the cost of water. The average water rate in Washougal in 2023 was \$40.38, compared to between \$23 and \$31 for other cities in Clark County (Flanagan, 2023). High water prices are especially a concern for low-income residents (See Communities with Lower Incomes section earlier in this report) who may go into debt or be forced to drastically cut water use.

Climate Subcommittee members suggested that assessing how water naturally flowed and gathered before City development could be another opportunity for water planning and resilience. While modern development may have altered traditional water flow patterns, it may inform natural water tendencies and help identify areas where additional mitigation and planning would be beneficial.

Washougal's [Recommended Street Tree Planting List](#) (updated in 2022) offers another opportunity to plan with water resources in mind. Climate Subcommittee members noted that tree lists should include drought-tolerant trees to build adaptive capacity while still being able to maintain shade during heat events. Tree and plant lists and urban forestry ordinances are further explored in the Human Well-being and Emergency Management Vulnerability Results section.

## Stormwater

One limit to Washougal's adaptive capacity for stormwater management is the increasing quantity of impervious surface. Figure 38 shows in blue where there has been a moderate or significant increase in impervious surface from 2011-2021.

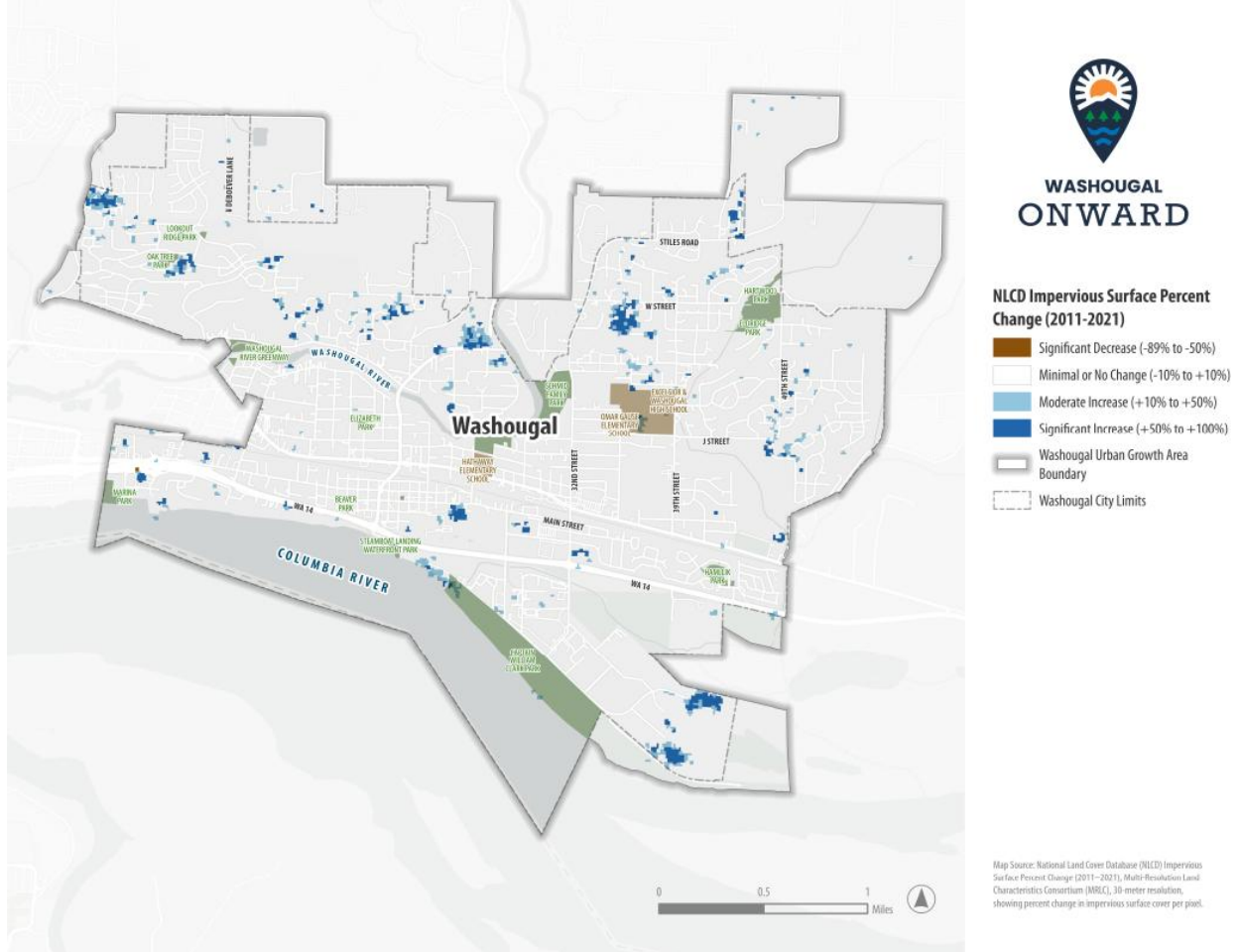


Figure 38: Change in impervious surface cover from 2011-2021 (MIG Consultants).

While widespread removal of existing impervious surfaces is difficult, certain measures and disincentives for adding impervious surfaces exist. The Hazard Mitigation Plan identifies some actions the City is already taking to reduce the amount of impervious surface and better manage stormwater, including Action WS-13- (low-impact development practices). The City's Stormwater Plan has also been regularly updated over the years, with a forthcoming update in 2025. The City has implemented various "green stormwater" infrastructure projects, which help clean stormwater and infiltrate it onsite, rather than sending it down sewers and pipes to a treatment facility. For example, there are rain gardens and permeable pavers between 3<sup>rd</sup> Street and 32<sup>nd</sup> Street (see Figure 39) and pervious concrete in Washougal Crossing Figure 39.





Figure 39: Rain garden and permeable pavers in the Washougal Town Center (Google Maps, 2014)

## Wastewater

The City is currently undertaking a major upgrade to its wastewater facility to reduce odors, add a bioelectric structure, and add an enclosed biosolids handling facility to replace its sludge-holding lagoons (City of Washougal, n.d.). This upgrade is funded through a grant from Department of Ecology.





# Human Well-being and Emergency Management Vulnerability Results

## Key Takeaways

Washougal is home to various community spaces including libraries, schools, health facilities, and parks, that may be at risk to flooding, wildfire, and extreme heat. For climate risks such as extreme heat and extended smoke events, populations including seniors, youth, people with health conditions and/or disabilities, and low-income residents face additional vulnerabilities. Emergency management responses and social systems will be stressed by climate events like wildfire and heat, underscoring the need for identification and adaptation planning.

## Community Spaces and Parks

### Climate Risks

#### Community Spaces

Community hubs like schools, libraries, recreation/community centers, and places of worship all play crucial roles during crises by offering safe gathering spaces, social connection, and emergency support, such as air-conditioned refuge during heatwaves or low-cost childcare during school closures. When these centers are damaged or inaccessible due to extreme weather or transportation interruptions, the social, educational, and emotional support they provide is lost. This loss of connection—to resources, routines, and each other—can lead to mental health challenges social isolation.

These community hubs are all key assets that are critical indoor gathering spaces for Washougal residents. The Community Center hosts the Senior Center and is located in the Town Center, along with the Library. Local nonprofit organizations with gathering spaces include ReFuel Washougal and Meals on Wheels. The Washougal School District consists of four elementary schools (Cape Horn-Skye, Columbia River Gorge, Gause, and Hathaway), as well as Jemtegaard Middle School and Washougal High School. Several private schools, including Riverside Christian, are also important gathering spaces.

Health facilities and social service sites are other important community assets. These assets include the Vancouver Clinic, Inter-faith Treasure House Food Bank at Salvation Army, East County Family Resource Center, and ReFuel Washougal hosted by St. Annes. These sites are especially important for low-income and other vulnerable community residents. The East



County Family Resource Center has recently been experiencing higher numbers of clients and increased demand, highlighting community reliance on these services (Flanagan, 2024).

The climate risk exposure and sensitivity of Washougal's community spaces depend on their individual locations and building characteristics. For example, buildings in the WUI face more potential exposure to wildfire. Additionally, as extreme precipitation events are predicted to increase under climate change, so will the risk of riverine flooding, which can potentially damage buildings that lie within the floodplain. This flooding can lead to property damage and, in the worst cases, may lead to closures of buildings that offer necessary resources to the community. Urban or drainage-related nuisance flooding may also cause minor property damage and has the potential to block major roadways or close facilities that could inhibit community members from accessing critical services.

Additional climate impacts to individuals and the community overall come from heat and wildfire smoke. Figure 40 shows the location of several schools in higher-heat areas. If buildings are not well-insulated or lack air filters, they may not be suitable for sheltering people during extremely hot days or during periods of poor air quality.

During extreme weather events, outpatient health and social service facilities are vulnerable to closure, disrupting access to essential, everyday care—especially for sensitive populations. These disruptions can significantly impact individuals with chronic physical or mental health conditions, for whom continuity of care is vital. In smaller communities, where alternatives are limited and transportation options may be scarce, these disruptions can be particularly severe.

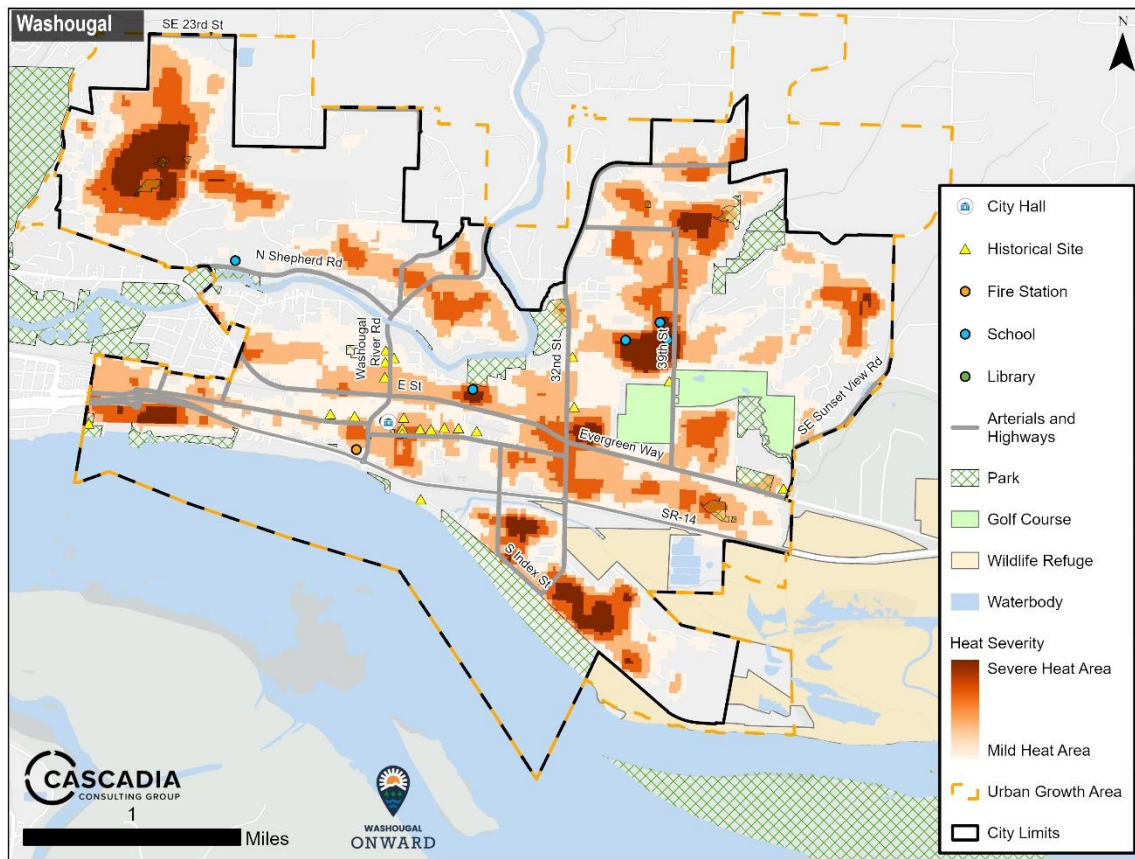


Figure 40: Critical community facilities in Washougal overlaid with heat severity zones. Areas of severe and mild heat are shown in relation to schools, fire stations, and other key services, emphasizing regions where extreme heat may pose risk to the public (Cascadia Consulting Group).

### Parks and Green Spaces

In addition to indoor gathering spaces, parks and green spaces with natural tree canopy cover or community facilities can also offer valuable cooling opportunities during heat events. The City of Washougal has 19 parks (and over 12- acres of parkland) and undeveloped open space that are displayed and identified in Figure 41 and Table 5 (City of Washougal, 2021). A

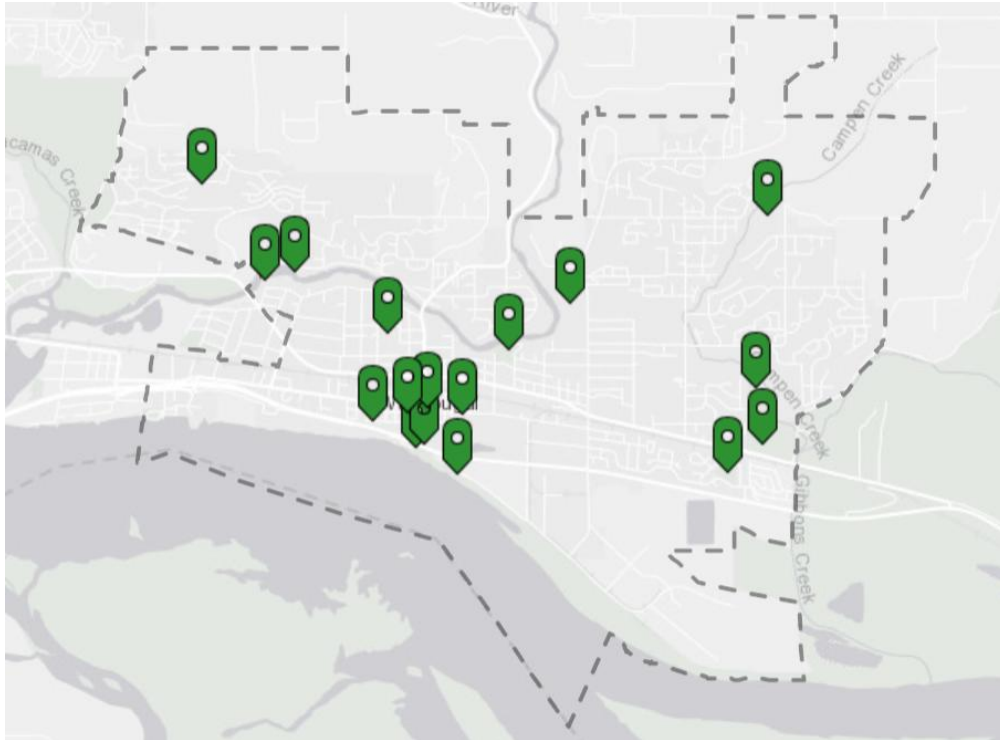


Figure 41: Parks located in Washougal (City of Washougal, 2021).



Table 5: Park type and acreage for Washougal parks (City of Washougal, 2021).

| Existing Park Land                                      |                   |
|---------------------------------------------------------|-------------------|
| Neighborhood Parks                                      | Approximate Acres |
| River Bend                                              | 0.5               |
| Elizabeth Park                                          | 1.8               |
| Beaver Park                                             | 0.17              |
| Riverview Park                                          | 0.46              |
| Hartwood Park                                           | 7                 |
| Oak Tree Park                                           | 2.7               |
| Community Parks                                         | Acres             |
| Hamllik Park                                            | 4.5               |
| Hathaway Park                                           | 15.8              |
| Waterfront Parks                                        | Acres             |
| Steamboat Landing                                       | 1.6               |
| Sandy Swimming Hole                                     | 0.9               |
| Captain William Clark Regional Park at Cottonwood Beach | 93                |
| Natural Parks                                           | Acres             |
| Campen Creek Park                                       | 4.5               |
| Eldridge Park                                           | 15.5              |
| Mabel Kerr Park                                         | 13.7              |
| Look Out Ridge Park                                     | 1.1               |
| Special Use Areas                                       | Acres             |
| Reflection Plaza (0.25 acres)                           | 0.25              |
| Angelo Park (4.2 acres, leased)                         | 4.2               |
| George Schmid Memorial Fields                           | 4                 |
| Stevenson Off-leash Park                                | 7                 |
| Main Street Pocket Park                                 | 0.11              |

The climate risks are specific to each park's location and infrastructure. Floodwaters can inundate parks and outdoor recreation areas in the floodplain while poor drainage may lead to standing water, making facilities temporarily unusable. As one example, Captain William Clark Park at Cottonwood Beach was closed due to flooding and downed trees in June 2022 (Figure 42).



Figure 42: News footage of the flooding and downed trees impacting Captain William Clark Park at Cottonwood Beach (FOX 12 Staff, 2022).

Wildfire also can destroy outdoor recreation sites or render them unusable. Wildfire smoke, like during the 2017 Eagle Creek Fire, can make outdoor recreation sites unsafe for public use (Figure 2).

## Adaptive Capacity

The Hazard Mitigation Plan identifies some actions that may help build the adaptive capacity of Washougal community spaces. In terms of buildings like the Community Center and Library, the Hazard Mitigation Plan action WS-1 calls for retrofitting older, vulnerable, or critical structures. The status of these retrofits, and of health and social service sites, is not known.

Washougal has made some effort to intentionally designate and promote parks and open spaces in the community, such as the Community Garden at Hamllik Park (City of Washougal, n.d.). Climate Subcommittee members have stressed the importance of equitable access to parks given their protective qualities against climate impacts. Additionally, parks in areas susceptible to flooding and standing water can be designed to mitigate these negative impacts through effective drainage or park design, as exemplified by the floodplain at Stegierwald Lake National Wildlife Refuge.

## Heat and Wildfire Smoke Events

### Climate Risks

Extreme heat and extended wildfire smoke events can affect human well-being in Washougal. First, extreme heat can lead to heat-related illnesses like heat stroke, and even death.





Populations that are particularly vulnerable to heat include older adults, young children, pregnant women, people with chronic health conditions, outdoors workers, and people with low incomes, since they may be less likely to have access to or afford air conditioning (U.S. Centers for Disease Control and Prevention, n.d.).

In Washougal, there are some heat islands that experience hotter temperatures than other parts of the City. Heat islands form where there is limited vegetation or trees and a high concentration of heat-absorbing materials like concrete, asphalt, and buildings. These areas can be 1–7°F hotter during the day and remain 2–5°F warmer at night. Figure 43 shows a map indicating differences in heat, with the areas in red and orange being considerably hotter than areas in blue, green, and yellow. Notably, areas with higher heat are often those with lower tree canopy.

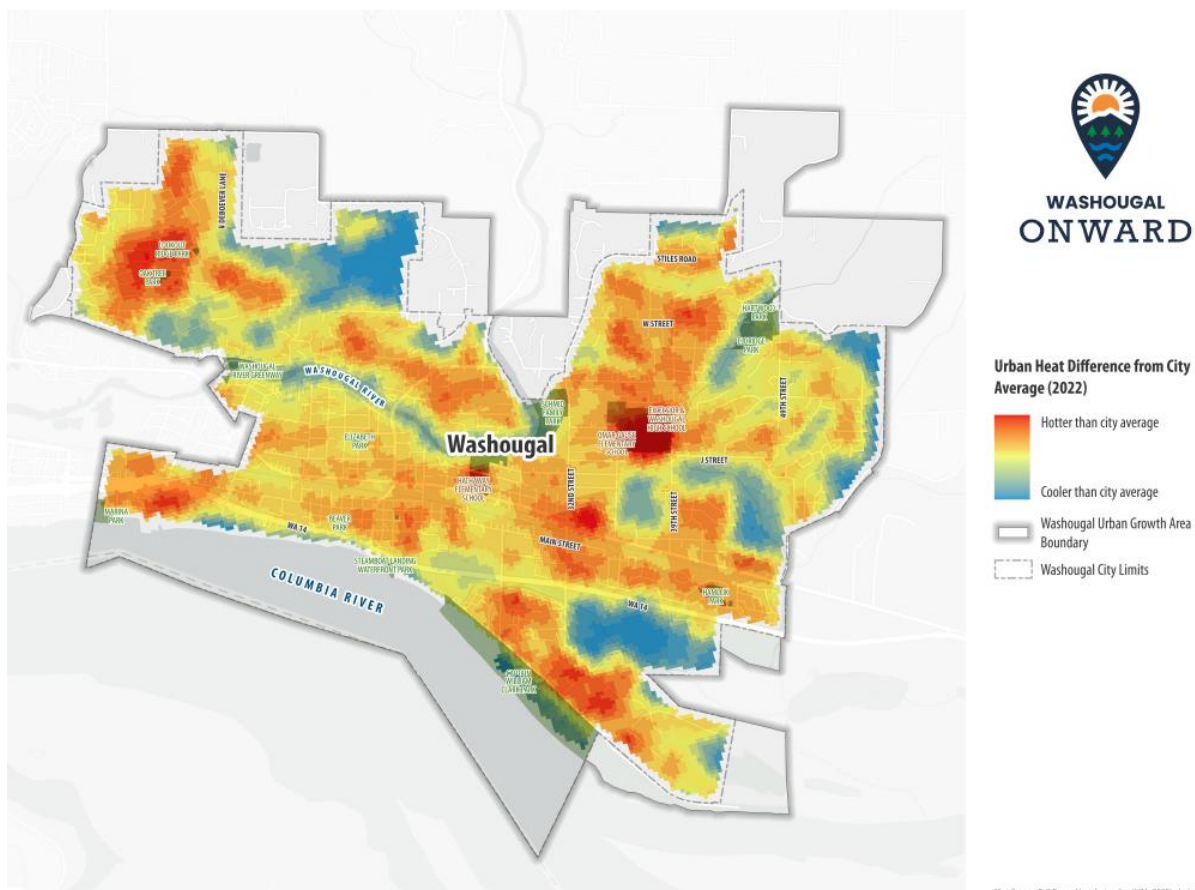


Figure 43: Urban heat difference in Washougal, with the red areas experiencing temperatures hotter than the city average (MIG Consultants).

Wildfire smoke is the largest source of particulate pollution in Washington State and is directly linked to heart and lung disease and death (Department of Ecology State of Washington State, 2025).



*Figure 44: Washougal Riverfront Park on Friday, September 11th, 2021, during a wildfire smoke event (Moyer, Hazardous air quality, wildfire smoke impacting Camas-Washougal area, 2020).*

As shown in Figure 45, Clark County has seen up to 89 bad wildfire smoke days, or when the Pm2.5 concentration was attributable to wildfire and above the National Ambient Air Quality Standard of 9.0 micrograms of Pm2.5 per cubic meter between 2006 and 2023 (Childs, et al., 2024). As conditions for wildfire become more prevalent, the number of days in which Washougal residents experience unhealthy air quality from wildfires (both near and far) is expected to increase (Saldanha, 2021).

Additionally, older and lower-quality housing stock may lack good insulation, heating/cooling systems, and smoke filters, further elevating climate risk for residents during heatwaves and smoke events.

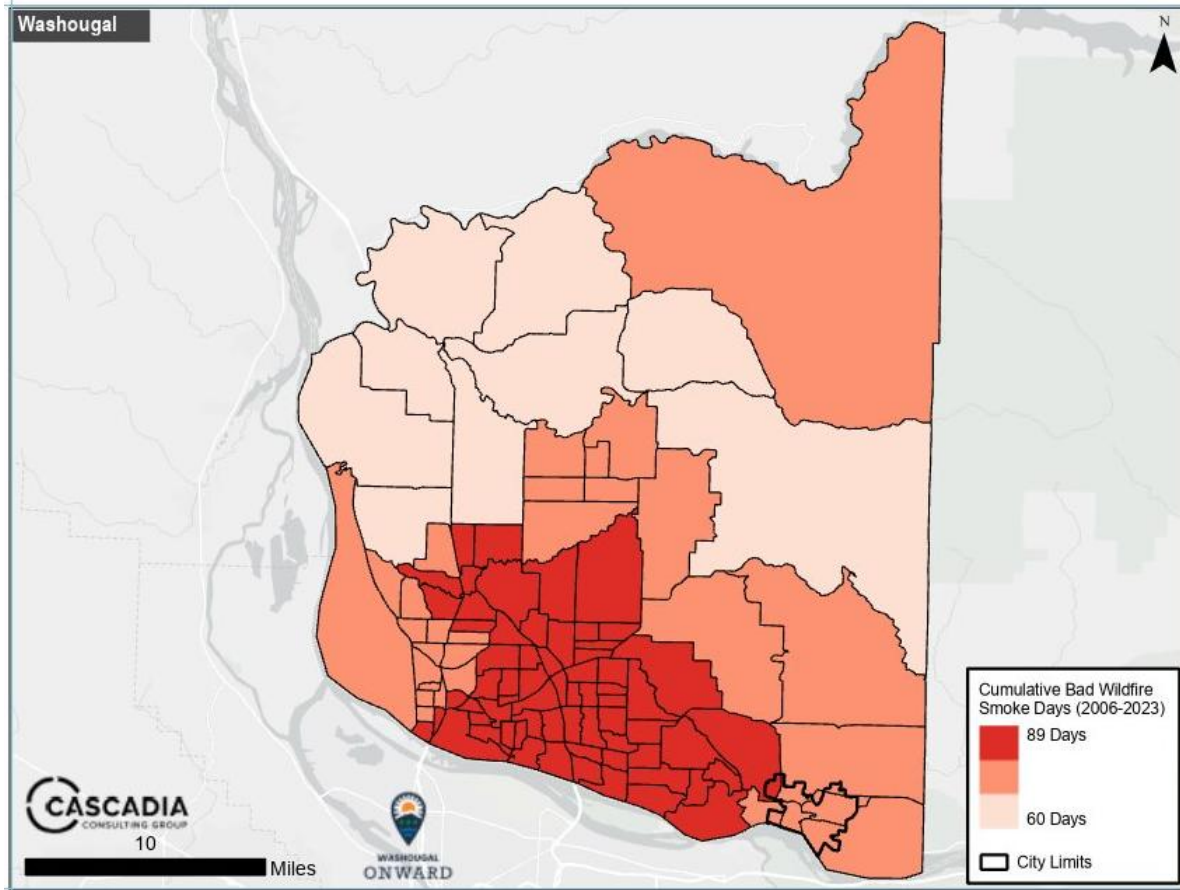


Figure 45: Cumulative number of unhealthy wildfire smoke days in Clark County from 2006 to 2023 (Cascadia Consulting Group).

## Adaptive Capacity

Tree canopy has the potential to help communities adapt to the challenges of heat. Trees and other plants can lower temperatures in shaded areas by as much as 10°F, providing a significant cooling effect that can protect individuals from heat-related illness and death (U.S. Department of Agriculture, n.d.). Currently, Washougal has regulations in place protecting trees located on publicly owned land such as City parks. Trees located on private property are protected by law from removal by anyone other than the rightful owner or their representative. The City also provides recommended native tree and plant lists for property owners in critical areas.

Development agreements for newer subdivisions typically include a prohibition on ground-disturbing activities or vegetation removal without permits within critical areas such as steep slopes, conservation areas, wetlands, and buffers. Developers are encouraged to maintain existing trees whenever possible (City of Washougal, n.d.), although participants at the November 2024 Comprehensive Plan Carnival and members of the Climate Subcommittee observed that new developments often clearcut trees.



[Washougal's Strategic Plan](#) calls for specific actions to enhance the urban tree canopy, including establishing an urban forestry ordinance to maintain and improve the City's tree canopy (City of Washougal, 2022). As of Spring 2024, this has not yet been implemented and remains a potential actionable strategy to increase adaptive capacity. Figure 46 shows in purple the areas where there has been moderate or significant tree loss from 2011-2021, compared to green areas where there has been moderate or significant gain.

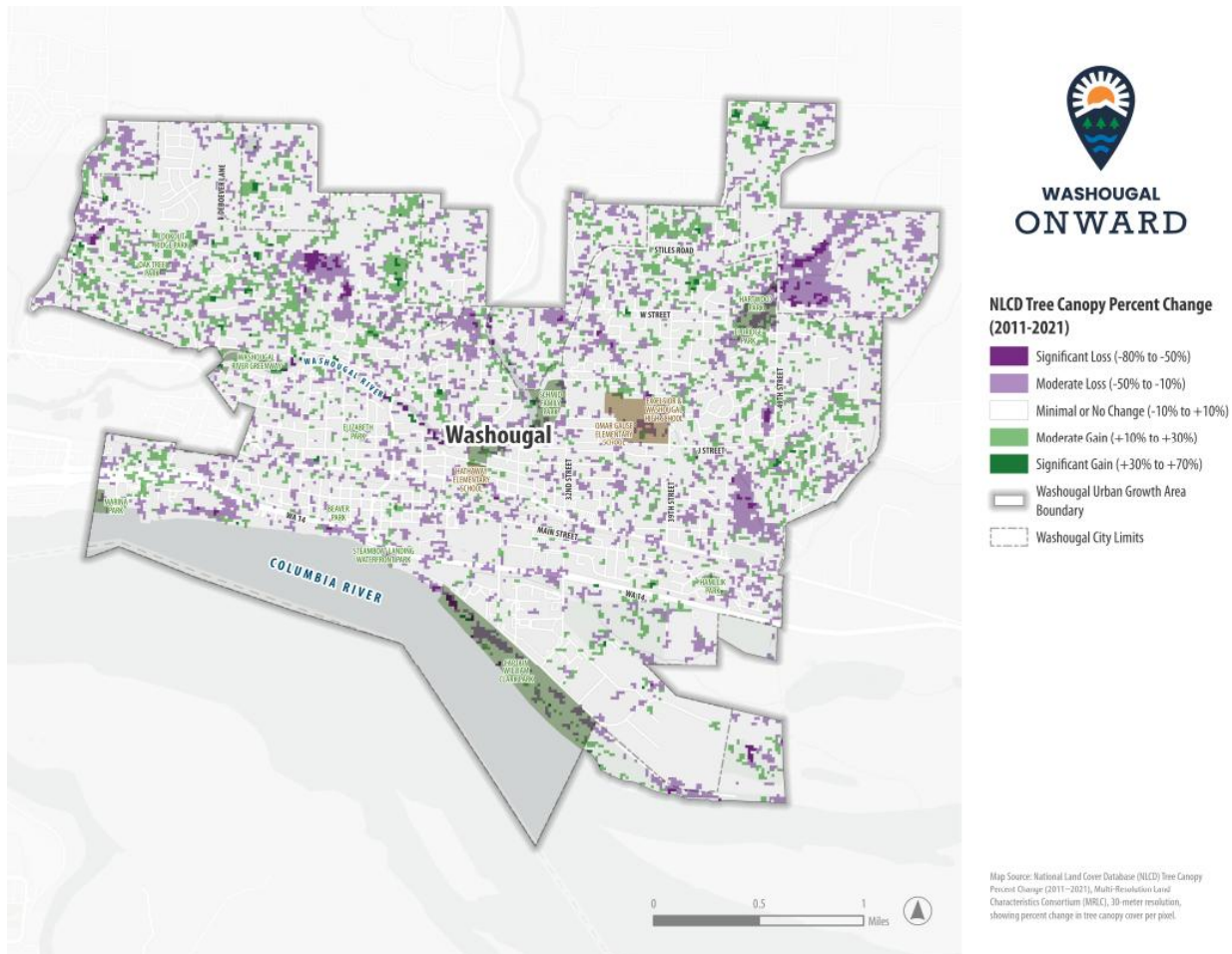


Figure 46: Change in tree canopy 2011-2021 (MIG Consultants).

Washougal's Strategic 5-Year Plan 2023-2028 outlined several goals, one of which was titled "Smart Growth." This goal involves maintaining and expanding Washougal's tree canopy as well as objectives to incorporate community collaboration in development decisions, walkable neighborhoods, and preservation of open space and critical environmental areas into development code (City of Washougal, 2022).

Figure 47 shows that there is direct correlation between higher rates of poverty in Washougal and lack of tree canopy coverage—a pattern that is common across the U.S. (American Forests, 2021). Tree planting and maintenance efforts would especially help with climate resilience in these areas.



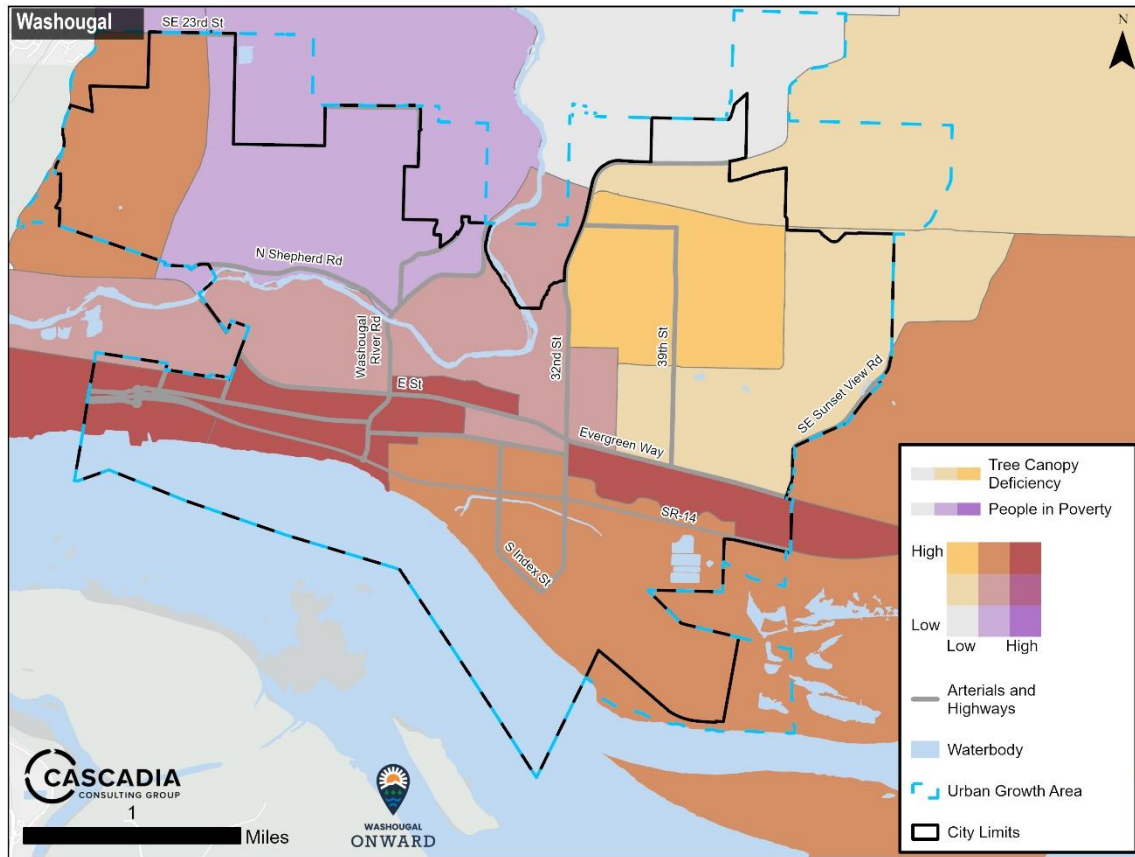


Figure 47: Map of tree canopy coverage and poverty rates in Washougal. Dark red areas represent census blocks with both high poverty rates and low tree canopy coverage, highlighting priority zones for equitable tree planting initiatives (Cascadia Consulting Group).

In addition to increasing tree canopy, another adaptive capacity measure that can be helpful is the establishment of cooling centers. As of 2024, local news network KOIN listed the Washougal Community Library as a cooling center during heatwaves, while the Camas-Washougal Post-Record also included the Washougal Community Center and Camas Public Library on their list during a heatwave in 2021 (Camas-Washougal Post-Record, 2021).

## Emergency Management

### Climate Risks

The Camas-Washougal Fire Department (CWFD) covers 20 square miles and 33,000 residents for fire protection and approximately 80 square miles and 65,000 residents for paramedic services. CWFD averages approximately 5,000 fire and medical calls annually (City of Washougal, 2025).



The risks to emergency management from climate are both direct and indirect. Extreme weather events are expected to increase the demand for emergency services including police, fire, and ambulance/medical. While future extremes may increase the demand for emergency services, they can also create barriers for emergency personnel. Blocked routes from fallen trees, landslide debris, standing floodwater, washed out bridges, and active wildfires could keep services from reaching those most in need. Additionally, conditions like heavy smoke and rain can make driving routes more hazardous for emergency service providers. Staffing shortages may become an issue in high-demand areas, while environmental conditions can make emergency work more dangerous for providers (for example, driving in a heavy storm, navigating landslide debris, or assisting people outdoors during high heat or smoke events).

### Adaptive Capacity

The Hazard Mitigation Plan calls for a variety of actions relevant to emergency management, including:

- Determine critical government communication functions and establish redundancy for these functions not funded with existing programs/budgets (WS-8).
- Ensure emergency vehicle access to all residents to allow effective response and recovery from disaster events (WS-15).
- Develop priority routes throughout the county and improve these routes to a higher standard.
- Ensure appropriate communication equipment is available during disaster events (WS-17).
- Seek opportunities to provide early warnings of hazard events (WS-19).
- Ensure that electricity is available to populations who require access to electricity. Ensure appropriate equipment is available during disaster events.

However, the Hazard Mitigation Plan also notes these actions are incomplete and/or not funded within the existing budget. The Plan notes additional action items around community education and alerts, though the Clark Regional Emergency Services Agency, not the City, was identified as the Lead Agency on this objective. Washougal does have a Twitter, Facebook, and email list as well as someone mentioned as a PIO or Communications office and a social media specialist (City of Washougal, 2025). The status of the City's ability to communicate about extreme weather and climate events is unclear. Washougal does not currently have easily accessible hazard mitigation info on its website, just the link to the Hazard Mitigation Plan. It could also include this CVA.







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# Appendix A: Climate Impacts Summary

## Introduction

The following sections provide an overview of key climate change impacts facing that the city of Washougal is expected to face and these impacts will affect relevant sectors. This document aims to serve as a climate primer and establish an understanding of the interactions between climate impacts and the city of Washougal.

## Extreme Heat

- Washougal's summertime maximum temperatures (Jun-Aug) are projected to increase by 10.0°F by the end of the century (Hegewisch & Abatzoglou, n.d.).
- Days with a maximum humidex over 90°F in Clark County are projected to increase by 46 days annually by 2100, compared to the 1980–2009 baseline (Abatzoglou & Brown, 2011).

## Precipitation

- Average annual precipitation west of the Cascades is expected to increase by 5.2% by 2080. Winter precipitation (Dec-Feb) is projected to rise by 13% while summer precipitation (Jun-Aug) is projected to decrease by 15% scenario (Rogers & Mauger, 2021).
- The magnitude of the average 25-year storm in Clark County is projected to increase by 17% by 2100 (Salathé et al., 2010).

## Streamflow and Flooding

- Columbia River winter flows are expected to increase, peaking in March with an 80% rise compared to historical averages (Abatzoglou et al., n.d.).
- During summer months, Columbia River flow is projected to decrease significantly from June to October (Abatzoglou et al., n.d.).

## Drought

- By 2100, Clark County's April 1<sup>st</sup> snowpack levels have a 100% likelihood to fall to 75% or below the 1980–2009 baseline (Chegwidden et al., 2017).





## Wildfire

- The likelihood of wildfire conditions in Clark County is expected to increase by 28% by the end of the century (Halofsky et al., 2020).

## Background

### WA House Bill (HB) 1181

As of 2023, Washington House Bill (HB) 1181 amended the Growth Management Act (GMA), mandating cities and counties to incorporate climate policies into their comprehensive plan updates.

### Climate Planning Guidance in WA

To align with the Washington Department of Commerce's Resilience Guidance framework, the first step in developing a climate element is identifying the climate impacts most relevant to the jurisdiction. This framework incorporates best practices from resources such as the U.S. Climate Resilience Toolkit, the Association of Washington Cities (AWC), the Municipal Research and Services Center of Washington (MRSC), and the American Planning Association (APA). This climate impacts summary offers a flexible approach to integrating the latest climate science assessments of local impacts while exploring resilience policy options. It aligns with Step 3, Tasks 1.1–1.3 of Commerce's Climate Element Workbook, focusing on how projected climate changes may amplify natural hazards and affect critical assets and sectors (Perlwitz et al., 2017).

### Climate Drivers and Variability

Climate change refers to long-term alterations in weather patterns and environmental conditions primarily driven by anthropogenic, such as the emission of greenhouse gases (GHGs) from burning fossil fuels. Since the Industrial Revolution, increased GHG levels have caused rising land and ocean temperatures, intensifying heatwaves, wildfires, storms, droughts, glacier melting, sea-level rise, and ocean acidification. Although natural phenomena like the El Niño-Southern Oscillation and Pacific Decadal Oscillation contribute to periodic climate variability, human-induced climate change is occurring at an unprecedented pace, exceeding these natural processes.

### Climate Scenarios and Projection Models

Greenhouse gas emissions are driving significant climate changes, with future impacts shaped by the trajectory of emissions and societal decisions. Representative Concentration Pathways (RCPs) are standardized scenarios that model potential climate futures based on different



levels of greenhouse gas concentrations. This summary focuses on RCP 8.5, known as the "business-as-usual" scenario, where emissions continue to rise unchecked. For flooding projections, A more moderate A1B scenario is used, which assumes emissions follow their current trajectory until midcentury, followed by the implementation of substantial mitigation measures.

## Historic Climate Events

Climate impacts already experienced by the city of Washougal illustrate the community's vulnerability to extreme weather events. These examples highlight the diverse ways in which climate change is affecting the region and provide a foundation for understanding future risks:

- In June and July 2021, an unprecedented heatwave struck the Pacific Northwest, resulting in over 100 heat-related deaths (Washington State Department of Health, 2021). This event underscores the increasing threat of extreme heat events.
- During the winter of 2015, precipitation fell predominantly as rain instead of snow, significantly reducing snowpack levels and contributing to a statewide drought (Department of Ecology, 2015).
- In the winter of 2017, western Washington experienced one of the most intense winter storms on record, causing 278 power outages in the region serviced by Clark Public Utilities (The Columbian, 2017).
- The 2017 Eagle Creek Fire, fueled by dry conditions, burned 48,861 acres from early September to late November (USDA, 2018). This fire demonstrated the increasing risk of wildfire during prolonged dry periods.
- In 1996, a combination of prolonged rainfall and early snowmelt caused widespread flooding, damaging homes, roads, and bridges across Clark County and other areas (NOAA, 2019).

## Extreme Heat

Washington State has experienced significant warming over the last century, with average yearly temperatures in the Northwest rising by 2°F 1900. This warming trend is expected to accelerate in the coming decades (Chang et al., 2023). Clark County has experienced a similar trend with temperatures rising 2.4°F since 2023 (NOAA National Centers for Environmental Information, n.d.).



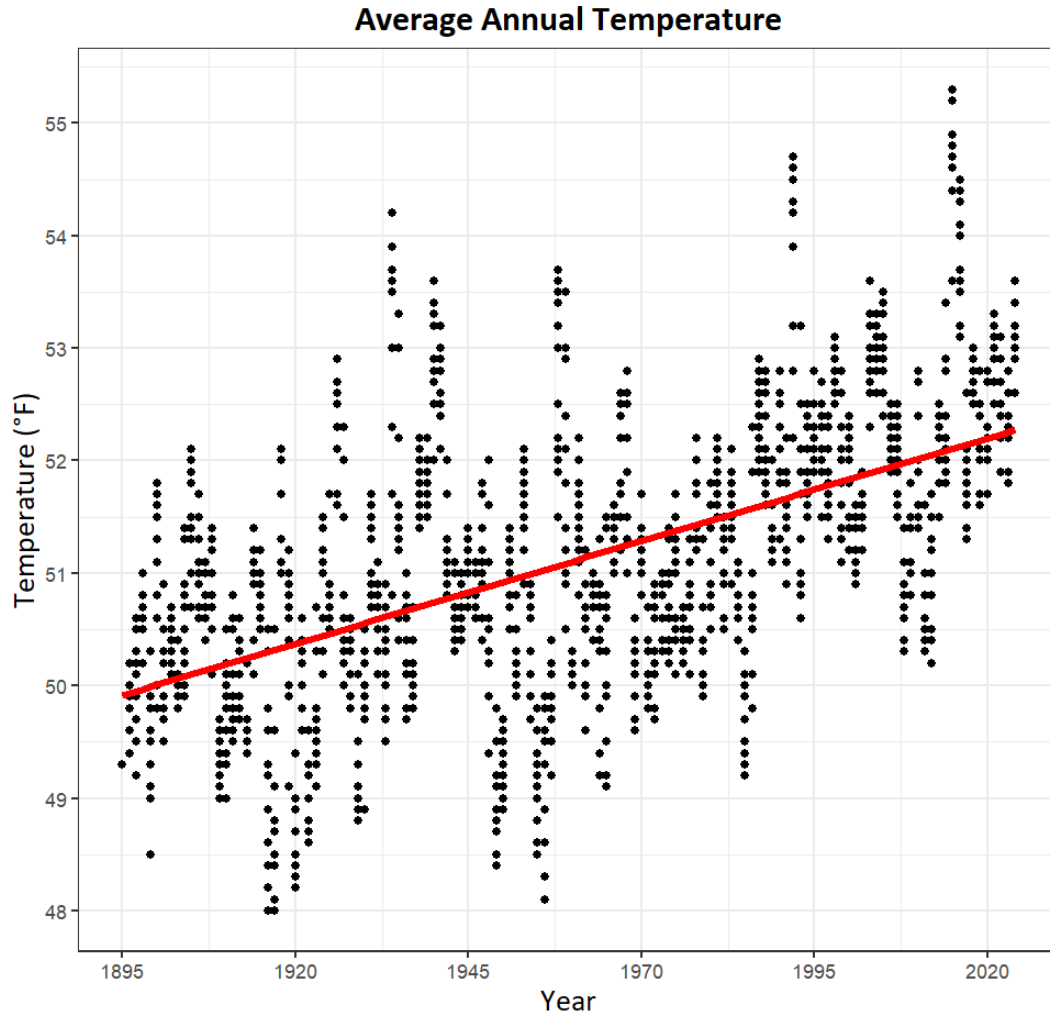


Figure 1: Average monthly temperature in Clark County from 1895 to 2024 (NOAA National Centers for Environmental Information, n.d.). Accessed 19 December 2024. Graph created by Cascadia Consulting Group.

The city of Washougal is expected to experience further warming (Figure 1). Under the RCP8.5 scenario, summertime (Jun-Aug) maximum temperature is expected to increase 10.0°F by the end of the century, when compared to the 1950-2005 baseline (Hegewisch & Abatzoglou, n.d.).

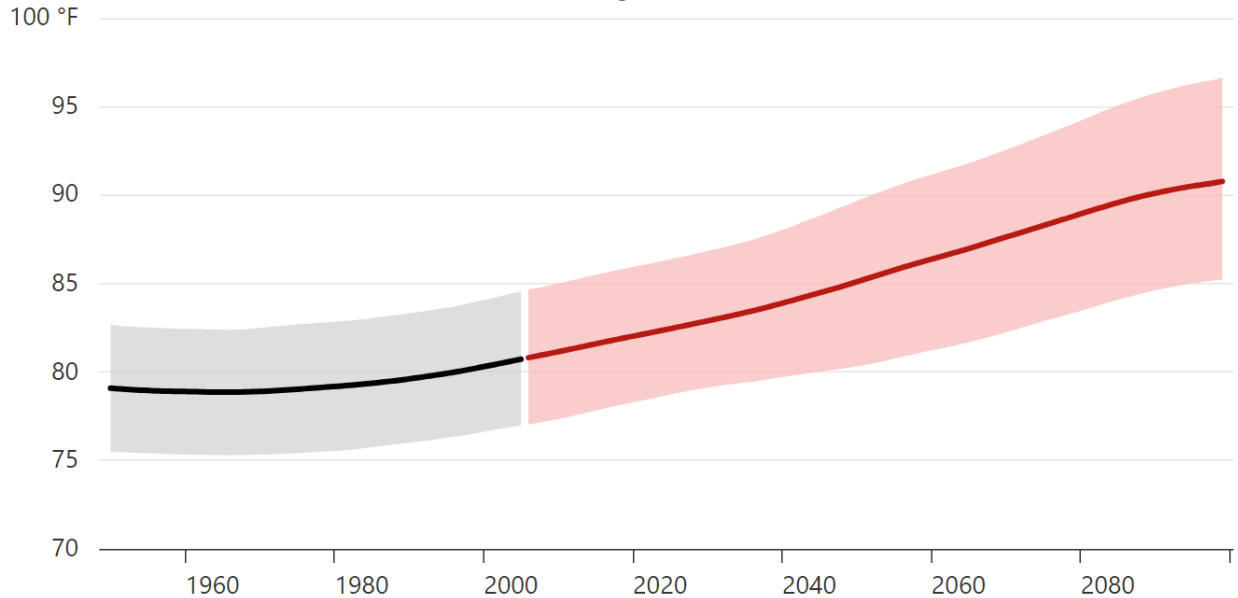


Figure 2: Projected change in average summertime (Jun-Aug) temperatures when compared to the 1950-2005 baseline.

Accessed 20 December 2024. Graph created by Cascadia Consulting Group.

The number of hotter days in Clark County is expected to increase significantly. Days with a maximum humidex—a measure of perceived heat combining temperature and humidity—exceeding 90°F are projected to occur 66 times per year by the end of the century under the RCP8.5 scenario, an increase of 46 days compared to the 1980–2009 historical baseline (Figure 3; (Abatzoglou & Brown, 2011)).

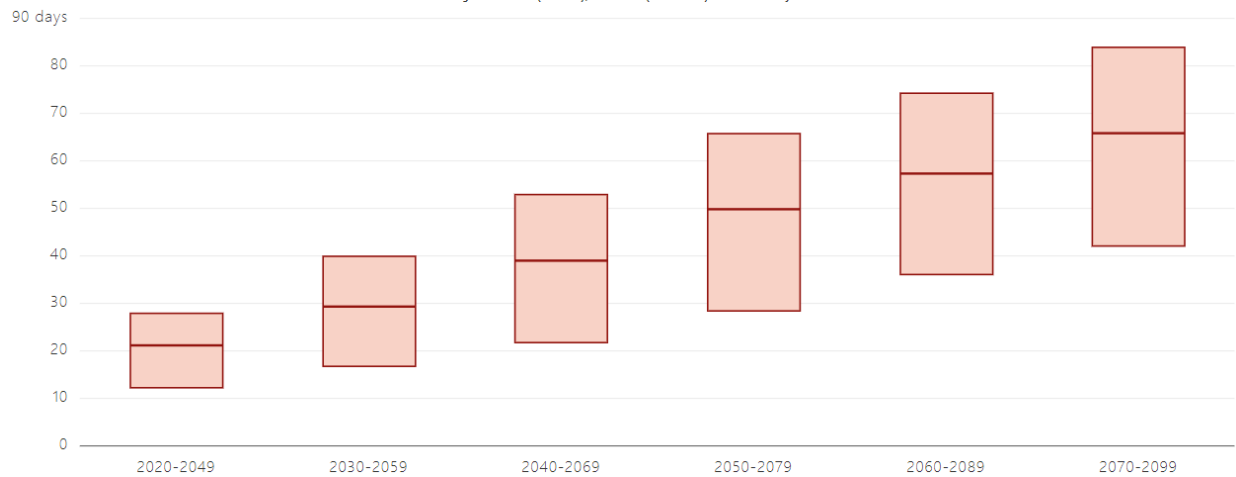


Figure 3: Days with maximum humidex above 90°F in Clark County Washington. Figure from Climate Impacts Group.

Accessed 20 December 2024

## Affected Sectors

Extreme heat is expected to create widespread challenges across multiple sectors, influencing infrastructure, ecosystems, and human health (Table 1; Raymond & Rogers, 2022).



Table 1: Extreme heat sector impacts.

| Sector                | Impacts/Exposure                                                                                                                                                                                                                  |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building and Energy   | <ul style="list-style-type: none"><li>• Greater potential energy demand for cooling buildings in summer.</li><li>• Urban heat island effect.</li></ul>                                                                            |
| Ecosystems            | <ul style="list-style-type: none"><li>• Reduced tree growth and forest productivity.</li><li>• Increase prevalence of invasive species such as mountain pine beetle.</li><li>• Habitat fragmentation.</li></ul>                   |
| Emergency Management  | <ul style="list-style-type: none"><li>• Strain on emergency services due to extreme heat incidents.</li></ul>                                                                                                                     |
| Health and Well-being | <ul style="list-style-type: none"><li>• Increased concentrations of air pollutants such as ozone.</li><li>• Impacts on the elderly, the very young, and those with health conditions.</li><li>• Night-time heat stress.</li></ul> |
| Transportation        | <ul style="list-style-type: none"><li>• Potential damage to roads and bridges.</li><li>• Greater maintenance and repair costs.</li></ul>                                                                                          |

## Precipitation

Average yearly precipitation in Washougal has varied by year (Figure 4), but the trend has consistently been stable from 1979 to 2023, at about 45.4 inches per year (Hegewisch & Abatzoglou, n.d.).

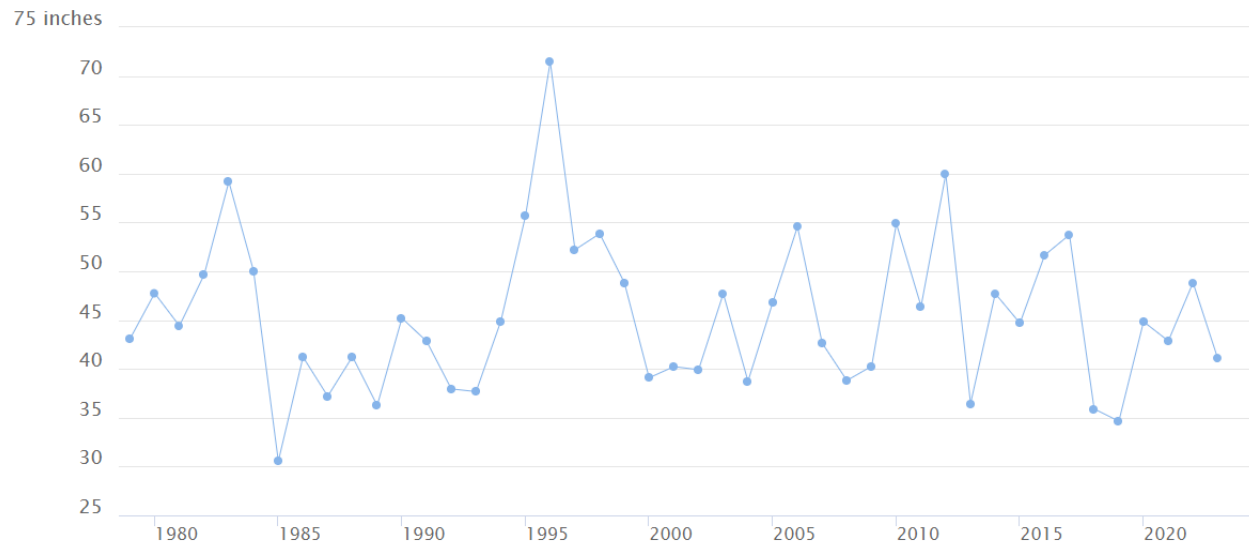




Figure 4: Yearly precipitation in the city of Washougal. Figure from Climate Toolbox. Accessed 20 December 2024

The area west of the Cascades is expected to see an increase in average precipitation of 5.2% by 2080 when compared to the 1950-1999 baseline under the RCP8.5 scenario (Rogers & Mauger, University of Washington Climate Impacts Group, 2021), however projections are expected to vary seasonally (Figure 5).

## Percentage Change in Precipitation for 2050 and 2080



Figure 5: Percentage Change in Projected Precipitation Changes West of the Cascades. Data from Climate Impacts Group. Accessed 20 December 2024. Graph created by Cascadia Consulting Group.

In Washougal, seasonality is expected to have a similar seasonal trend in precipitation projections (Figure 6). Wintertime (Jan-Feb) precipitation is expected to increase by 13% by 2080 while summertime (Jun-Aug) precipitation is expected to decrease by 15% (Hegewisch & Abatzoglou, n.d.).

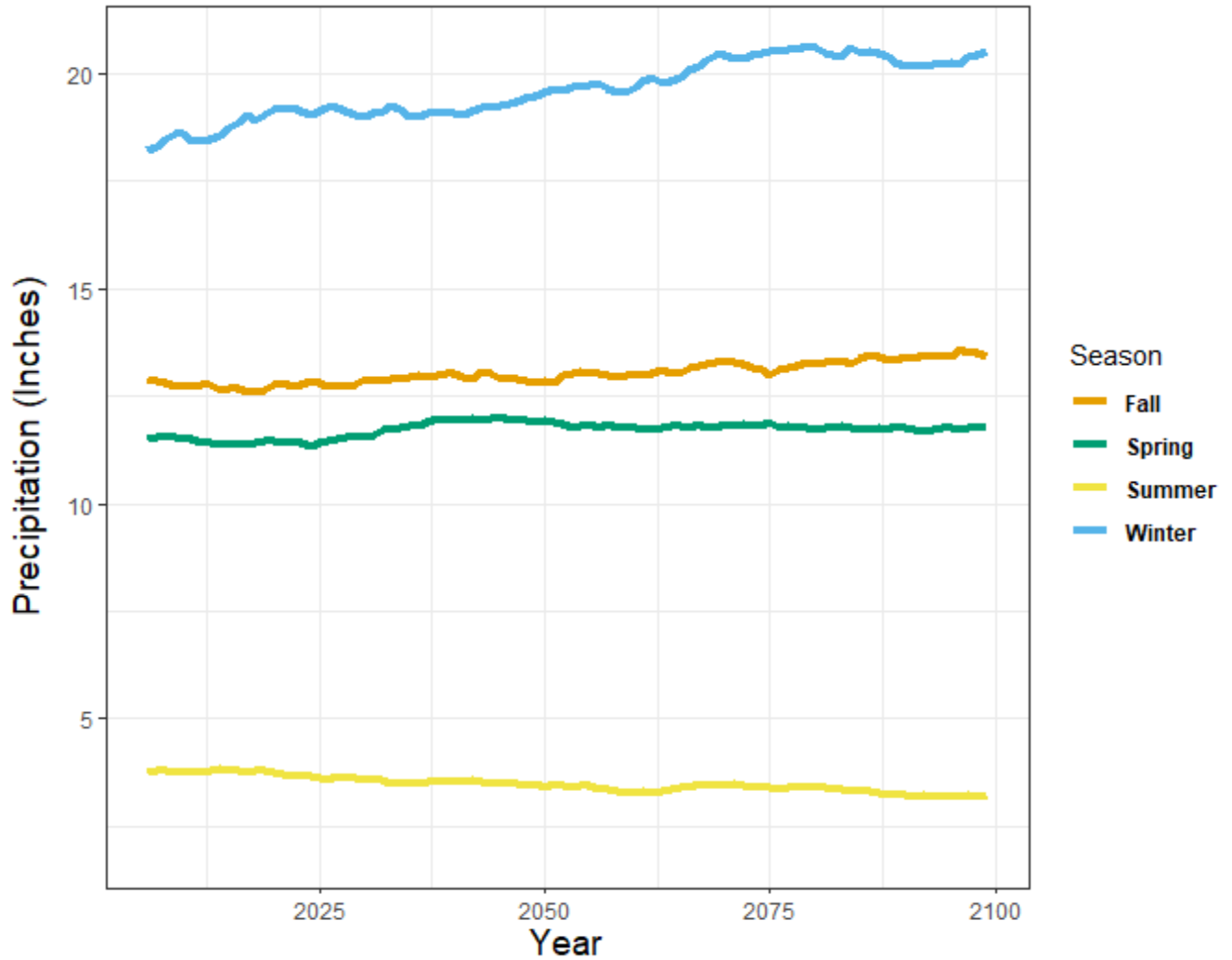


Figure 6: Projected changes in precipitation by season in Washougal. Data from Climate Toolbox. Accessed 10 December 2024. Figure created by Cascadia Consulting Group.

Increases in precipitation will largely be driven by shifts in the intensity and frequency of precipitation events. In Clark County the magnitude of the Average 25-year storm is expected to increase by 17% by the end of the century under the RP8.5 scenario. Similarly, the number of days per year with at least 1 inch of precipitation is expected to increase under the same time frame and scenario (Salathé et al., 2010).

Table 2: Additional 1 inch precipitation days in Clark County compared to the 1980-2009 baseline average of 19 days under the RCP8.5 scenario.

| 2020-2049 | 2040-2069 | 2060-2089 | 2070-2099 |
|-----------|-----------|-----------|-----------|
| 1.7       | 3.3       | 4.5       | 4.7       |

Data from Climate Toolbox. Accessed 21 December 2024.



## Affected Sectors

Extreme precipitation events are anticipated to significantly impact various sectors, particularly those reliant on or situated near water systems and flood-prone areas (Table 3; Raymond & Rogers, 2022).

Table 3: Precipitation sector impacts.

| Sector               | Impacts/Exposure                                                                                                                                                                                                                                       |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ecosystems           | <ul style="list-style-type: none"><li>• Middle and high-elevation streams that currently receive a large fraction of winter precipitation will be more susceptible to high streamflows.</li><li>• Impacts on aquatic species such as salmon.</li></ul> |
| Emergency Management | <ul style="list-style-type: none"><li>• Increase in demand for flooding-related emergency services.</li></ul>                                                                                                                                          |
| Transportation       | <ul style="list-style-type: none"><li>• Transportation routes located in river valleys and in or near current and historical flood zones will be most exposed</li></ul>                                                                                |

## Streamflow and Flooding

Projected shifts in precipitation will significantly impact stream and river flow dynamics in the region. Upstream of Washougal, along the Columbia River at Bonneville, these changes are expected to follow distinct seasonal patterns. Compared to the historical average from 1950 to 2009, streamflow in the Columbia River is projected to decrease substantially in 2080 from June through October (Figure 7). Notably, July streamflow is anticipated to decline by 61%, indicating a significant reduction in water availability during the summer months (Abatzoglou et al., n.d.).



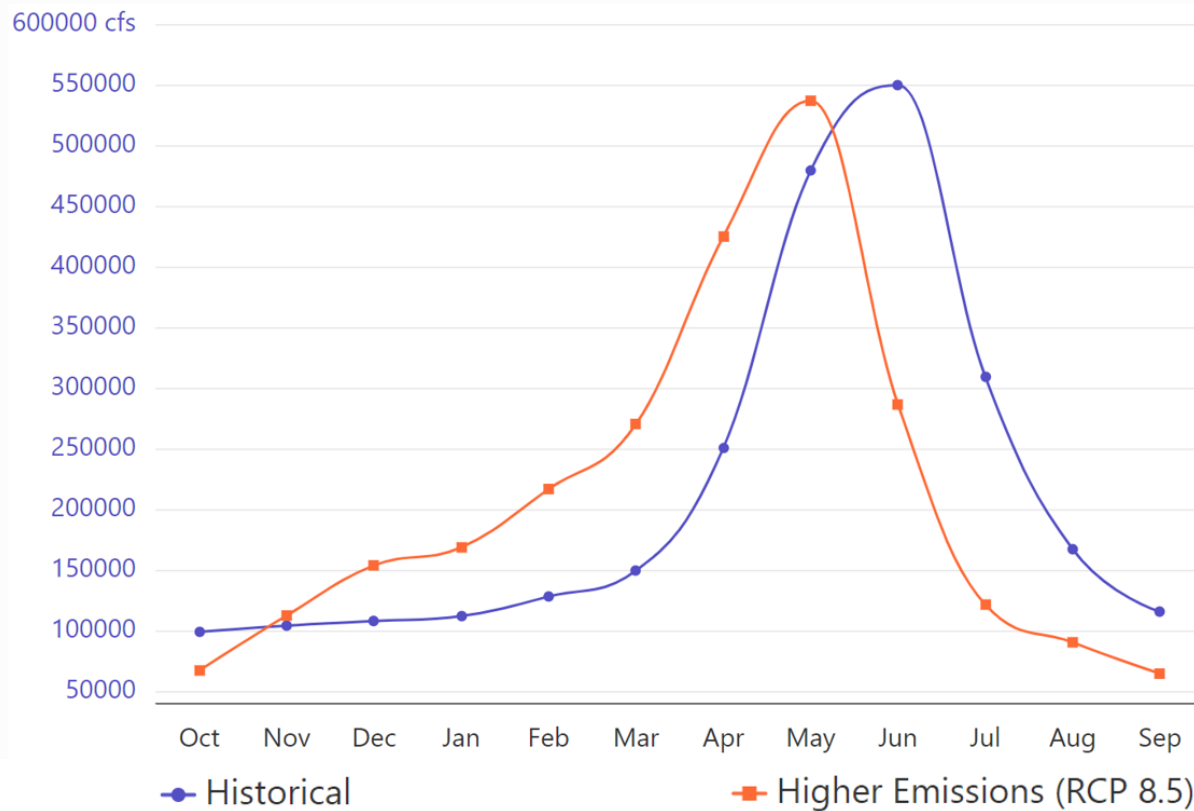


Figure 7: Projected and historic historical streamflow of the Colombia River at Bonneville (46.6562 N, -121.9688).

Figure from Climate Toolbox. Accessed 20 December 2024

By 2080, under the RCP8.5 scenario, lower streamflows in the Columbia and other rivers, combined with warmer temperatures, are projected to result in higher stream temperatures. Approximately 16% more stream locations in western Washington are expected to exceed 67°F, a threshold that can lead to stress and mortality for salmon (Mantua et al., 2010).

In contrast, streamflow in November and December is expected to increase, peaking in March with a flow 80% higher than the historical average. Nearby rivers, such as the Washougal River, are also projected to experience significant changes under the A1B scenario. These include a 7.6% increase in bankfull width, a 16.6% rise in bankfull flow, and a 35% increase in the magnitude of the 100-year flood (Washington Department of Fish and Wildlife, 2023). These shifts suggest potential for more frequent and severe flooding events, posing risks to communities, infrastructure, and ecosystems throughout the region.

## Affected Sectors

Flooding and increased streamflow's are expected to have wide-ranging impacts across multiple sectors, influencing infrastructure, ecosystems, and community well-being (Table 4; Raymond & Rogers, 2022).



Table 4: Streamflow and flooding sector impacts.

| Sector                | Impacts/Exposure                                                                                                                                                                                         |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building and Energy   | <ul style="list-style-type: none"><li>Buildings located in low-lying areas or flood zone will be exposed to more frequent high streamflows.</li></ul>                                                    |
| Ecosystems            | <ul style="list-style-type: none"><li>Higher peak streamflows may affect the habitat of salmon and other riverine species, particularly in streams already vulnerable to high flow conditions.</li></ul> |
| Emergency Management  | <ul style="list-style-type: none"><li>High streamflows can lead to more flooding which could result in an increased need for emergency services.</li></ul>                                               |
| Health and Well-being | <ul style="list-style-type: none"><li>Inland flooding can lead to disruption of crops and agricultural practices.</li></ul>                                                                              |
| Transportation        | <ul style="list-style-type: none"><li>Transportation routes located in river floodplains and low-lying areas will be exposed to more frequent and intense flooding.</li></ul>                            |

## Drought

In spring of 2024, virtually all Washington State counties were declared to be in a drought emergency, indicative of a snowpack that was significantly less than that of normal conditions (Norris, 2024). In the lower Columbia Basin, the amount of water contained in its snowpack was only 84% of what was expected for that time (Figure 8; United States Department of Agriculture, 2024).

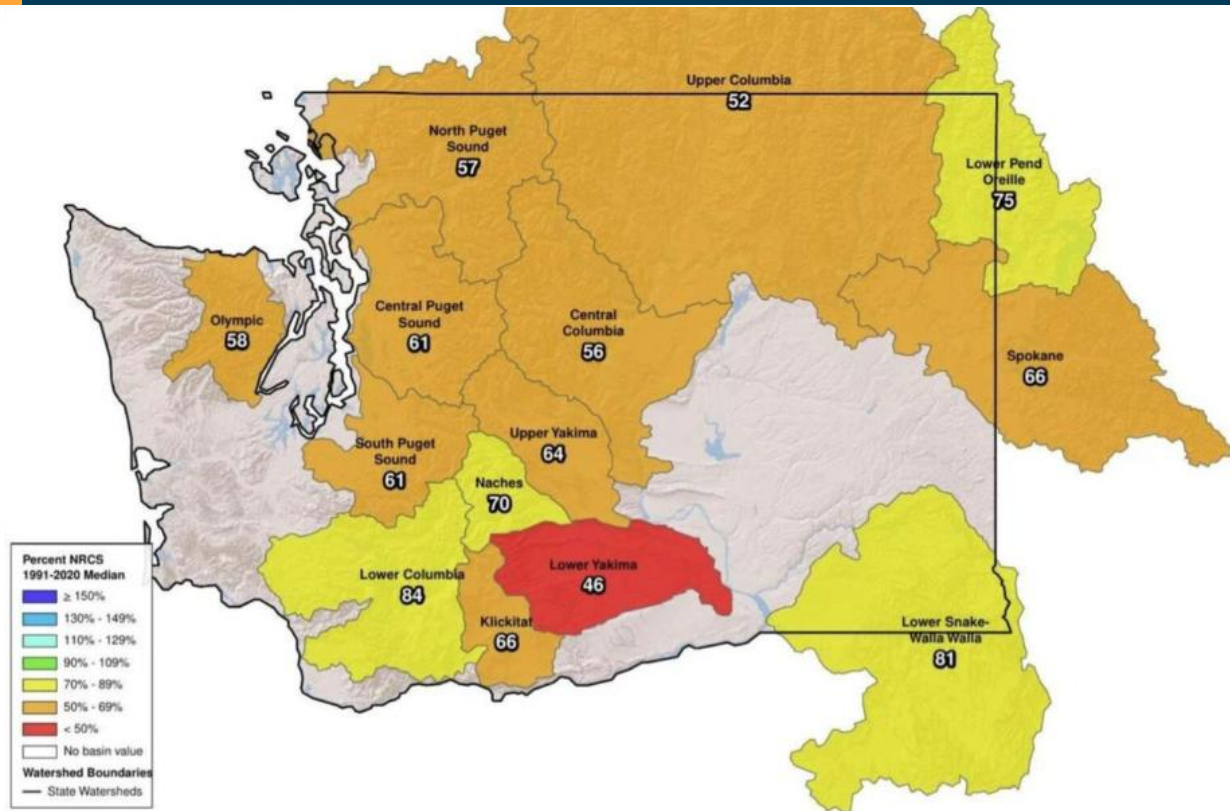


Figure 8: Snow water Equivalent of Washington State Basin, April 2024 (United States Department of Agriculture, 2024).

Figure from USDA. Accessed 20 December 2024

As temperatures rise and watersheds transition from snow-dominated to precipitation-dominated systems, drought conditions in Clark County are projected to intensify. Under the RCP8.5 scenario, and by the end of the century, the likelihood of Clark County April 1<sup>st</sup> snowpacks being at or below 75% of the 1980–2009 historical baseline is expected to reach 100% (Chegwidden et al., 2017).

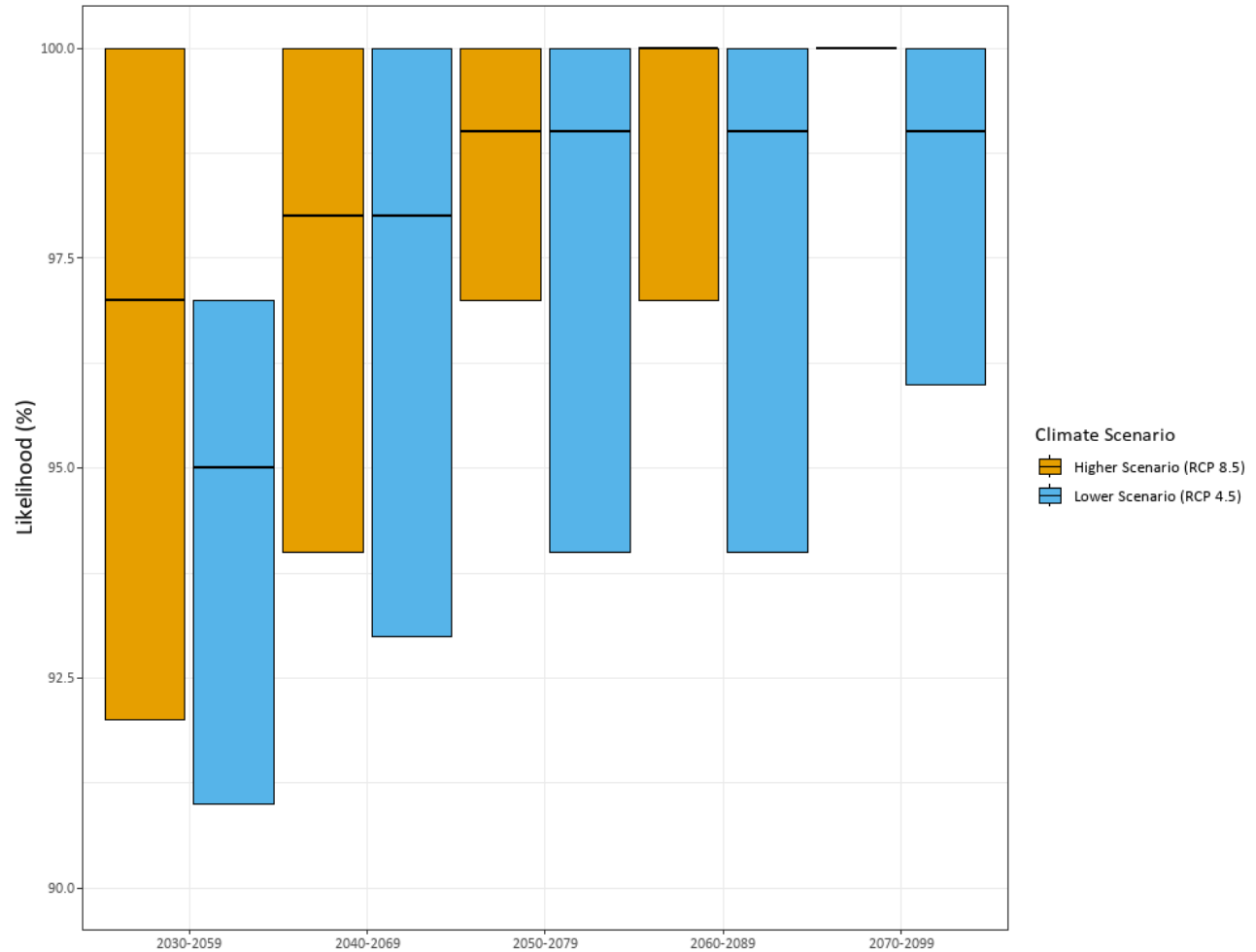


Figure 9: Likelihood April 1 snowpack in Clark County is 75% or below of 1980–2009 baseline (RCP8.5). Data from Climate Impacts Group. Assessed 18 November 2024. Figure created by Cascadia Consulting Group.

## Affected Sectors

Drought conditions are projected to have far-reaching impacts across multiple sectors, affecting ecosystems, infrastructure, and resource availability (Table 5; Raymond & Rogers, 2022).

Table 5: Drought sector impacts.

| Sector             | Impacts/Exposure                                                                                                                            |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Ecosystems         | <ul style="list-style-type: none"><li>Non-irrigated agriculture</li><li>Decreased fuel moisture during the height of fire season.</li></ul> |
| Buildings & Energy | <ul style="list-style-type: none"><li>Reduced hydropower potential.</li></ul>                                                               |
| Water Resources    | <ul style="list-style-type: none"><li>Groundwater sources are sensitive to changes in annual precipitation.</li></ul>                       |



- Increases in water demand

## Wildfire and Smoke

The projected prevalence of drought conditions and warmer temperatures within the northwest Pacific is expected to increase the frequency and extent of wildfires (Halofsky et al., 2020). The city of Washougal has a medium risk to wildfire and is in close proximity to wildfire risk areas(Figure 10; USDA Forest Service, 2024).

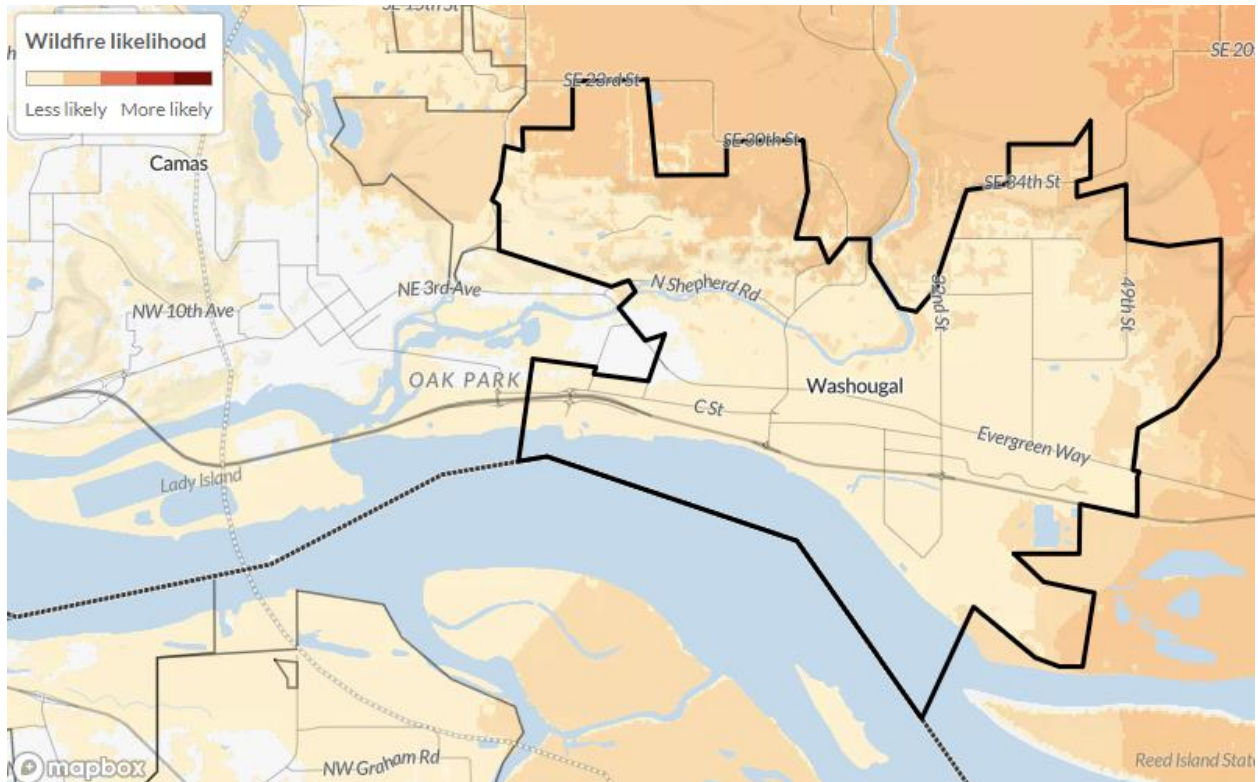


Figure 10: City of Washougal Current Wildfire Likelihood. Figure from Wildfire Risk.org. Assessed 21 December 2024

Moreover, the city of Washougal has on average greater wildfire likelihood than 52% of U.S. Communities (Figure 11;U.S. Forest Service, 2024).

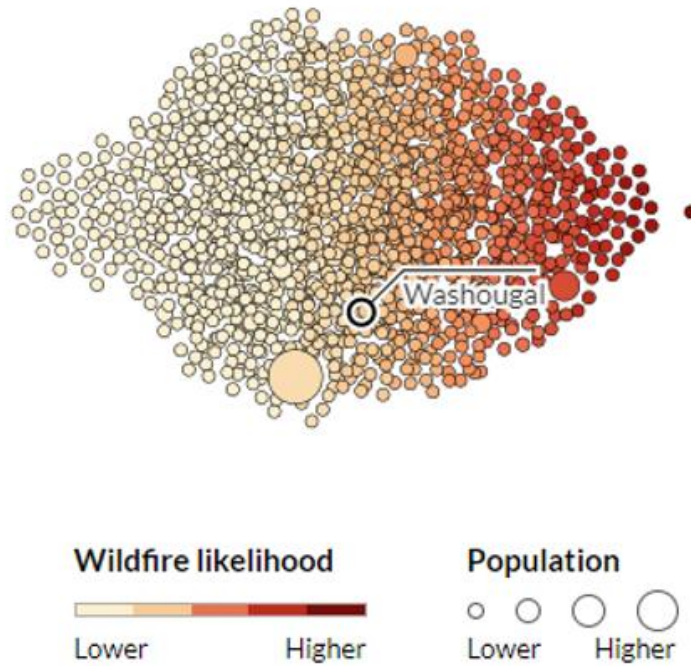


Figure 11: Wildfire likelihood of U.S. communities. Figure from Wildfire Risk.org. Assessed 21 December 2024

The Wildfire risk within Washougal is expected to worsen, as the average likelihood of climate and fuel conditions for wildfire in Clark County is expected to increase by 28% by the end of the century under the RCP8.5 scenario (Halofsky et al., 2020).



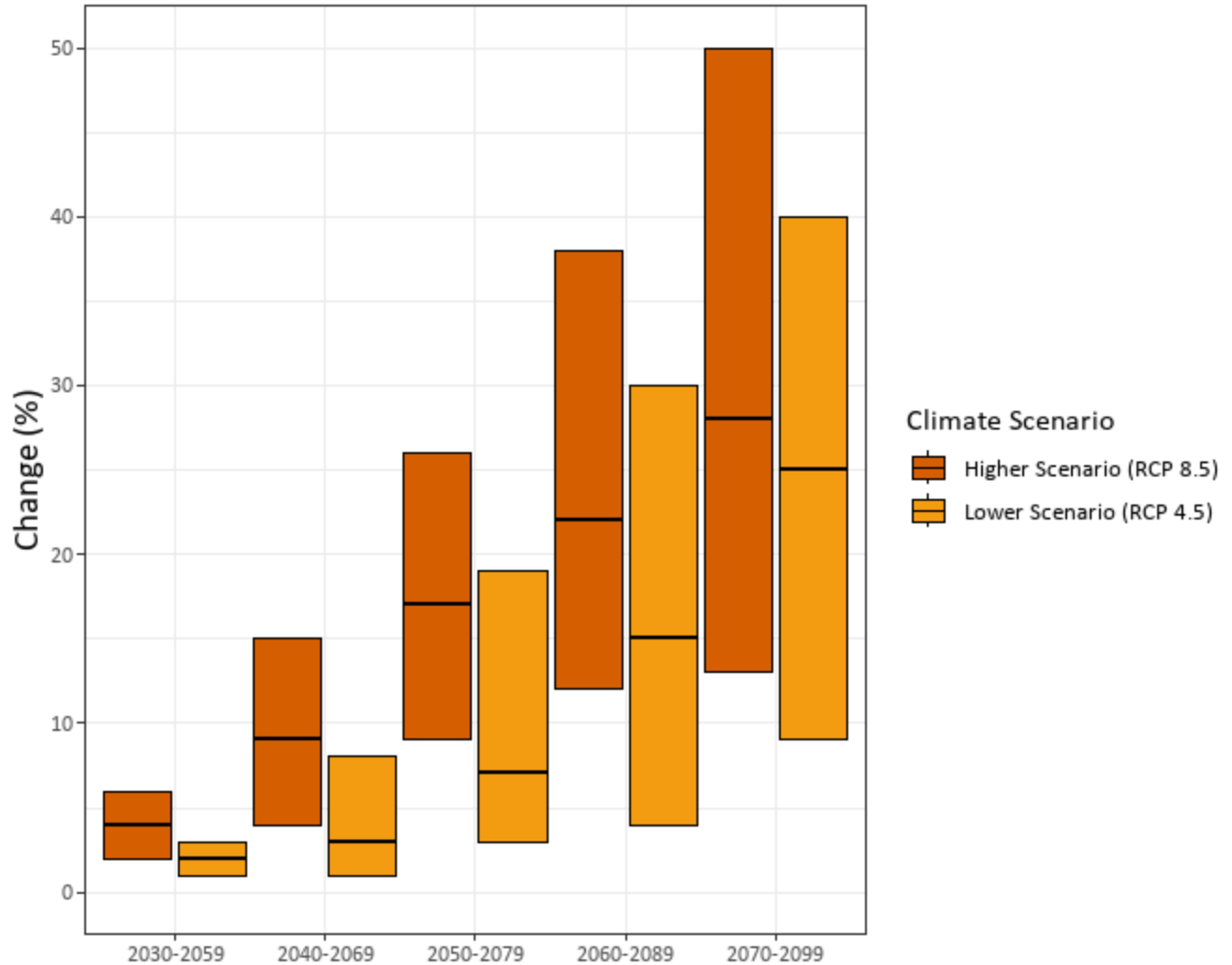


Figure 12: Likelihood of climate and fuel conditions being conducive to wildfire in a given year. Data from Climate Impacts Group. Assessed 18 November 2024. Figure created by Cascadia Consulting Group.

Increases in wildfire smoke are expected to impose significant health burdens across Washington State. Past wildfire smoke events have resulted in elevated  $PM_{2.5}$  concentrations and degraded air quality, which have been directly linked to increased respiratory-related mortality throughout the state (Liu, et al., 2021).

While no historical trend is evident in Clark County, recent spikes in daily air quality indexes indicate that residents in Clark County are being exposed to hazardous conditions (EPA, 2024).



## PM2.5 Daily AQI Values, 1999 to 2024 Clark County, WA

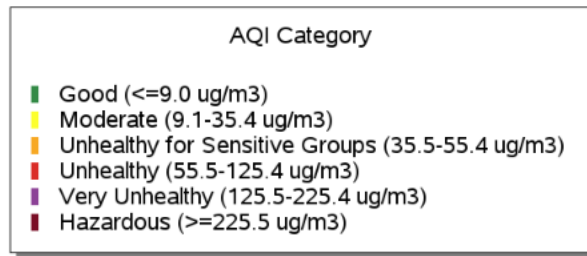
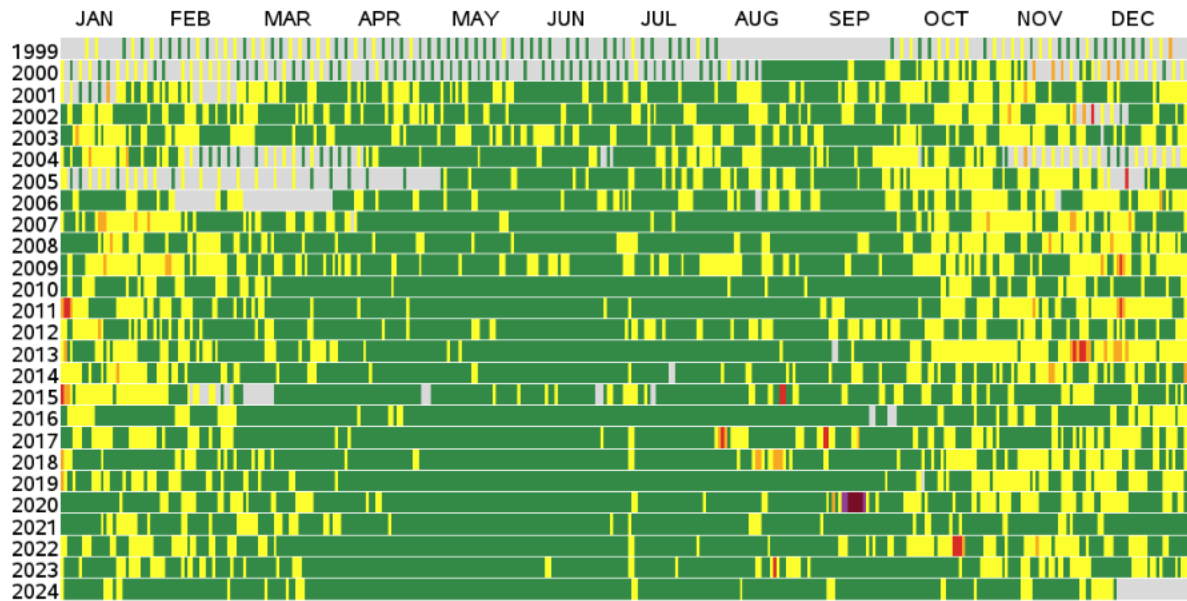


Figure 13: PM<sub>2.5</sub> Daily air quality index values from 1999 to 2024 in Clark County. Data from Climate Impacts Group. Assessed 18 December 2024. Figure created by Cascadia Consulting Group.

## Affected Sectors

The impacts brought on by excess wildfire and smoke will have a variety of effects on several sectors (Table 6; Raymond & Rogers, 2022).

Table 6: Wildfire and smoke sector impacts.

| Sector                | Impacts/Exposure                                                                                                                                                                          |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ecosystems            | <ul style="list-style-type: none"><li>Reduction of timber and other forest products, carbon storage, and wildlife habitat.</li><li>Increase the prevalence of invasive species.</li></ul> |
| Emergency Management  | <ul style="list-style-type: none"><li>Increase the need for fire bans, enforcement, and capacity to respond to wildfires.</li></ul>                                                       |
| Health and Well-being | <ul style="list-style-type: none"><li>Poor air quality could lead to adverse respiratory health effects.</li></ul>                                                                        |



|                 |                                                                                                                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <ul style="list-style-type: none"><li>• Could lead to a variety of mental and physical health impacts that come from displacement.</li></ul>                                                 |
| Transportation  | <ul style="list-style-type: none"><li>• Disruption of travel and could increase road closures and delays.</li></ul>                                                                          |
| Water Resources | <ul style="list-style-type: none"><li>• Increase runoff and sediment storage in streams reducing water quality.</li><li>• Damage to water distribution systems and infrastructure.</li></ul> |

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# Appendix B: Climate Impacts Flyer

## Climate Change Planning for Washougal

In 2023, Washington State passed House Bill 1181, which requires the city to address climate change in our comprehensive plan. Washougal has begun to explore projected changes to our local weather patterns and environment.\* Through research and stakeholder engagement, we aim to better understand how those changes will impact our communities, economies, built environment, natural areas, and more. Planning for climate change is an essential step to safeguarding vulnerable populations, ecosystems, and the infrastructure we depend on.

*The summaries below explain climate-related hazards facing Washougal. Hazards are often connected. For example, dry conditions caused by heat and drought increase wildfire risk, while extreme precipitation can lead to flooding and landslides.*



### Extreme Heat

Annual days with a humidex\*\* over 90°F

| by 2050  | by 2080  |
|----------|----------|
| +42 days | +63 days |

More hot days in summer will increase the risk of heat-related illness and may disrupt daily activities. Heat is expected to increase demand for water and electricity (air conditioning).

\*\*Humidex is how hot it feels based on temperature and humidity



### Drought

Late summer precipitation (Jul 15 - Sept 15)

| by 2050 | by 2080 |
|---------|---------|
| -15%    | -29%    |

Less rain in summer means less water will be available for human use when demand is high. This will also impact wildlife by reducing the amount of water in lakes and streams.



### Wildfires & Smoke

Annual days with high fire danger

| by 2050 | by 2080       |
|---------|---------------|
| +9 days | Not Available |

Hotter, drier conditions increase the potential for wildfires, which may burn near populated areas, causing evacuations and property damage. Wildfire smoke can damage human health and disrupt daily activities.



### Extreme Precipitation

Total annual precipitation

| by 2050 | by 2080 |
|---------|---------|
| +11%    | +15%    |

Heavy rains can overwhelm drainage systems, collapse roadways, make driving unsafe, and lead to landslides and floods. Rainstorms may bring strong winds that down trees or powerlines. Though less rain is expected in summer, more is expected in other seasons.



### Flooding

Peak streamflow in the Washougal River

| by 2050 | by 2080 |
|---------|---------|
| +17%    | +19%    |

Heavy rains cause flooding that may inundate homes, businesses, roads, and agricultural areas, leading to costly property damage and health impacts. Stream/river flooding can harm salmon and other aquatic species, create streambank erosion, and damage the quality of wildlife habitat.



### Landslides

Intensity of heavy precipitation events

| by 2050 | by 2080 |
|---------|---------|
| +12%    | +22%    |

Heavy precipitation increases the risk of landslides by saturating the ground and loosening soil. Landslides damage natural areas, buildings, and infrastructure in their path. Debris may block roads, pollute waterways, and displace people living nearby.



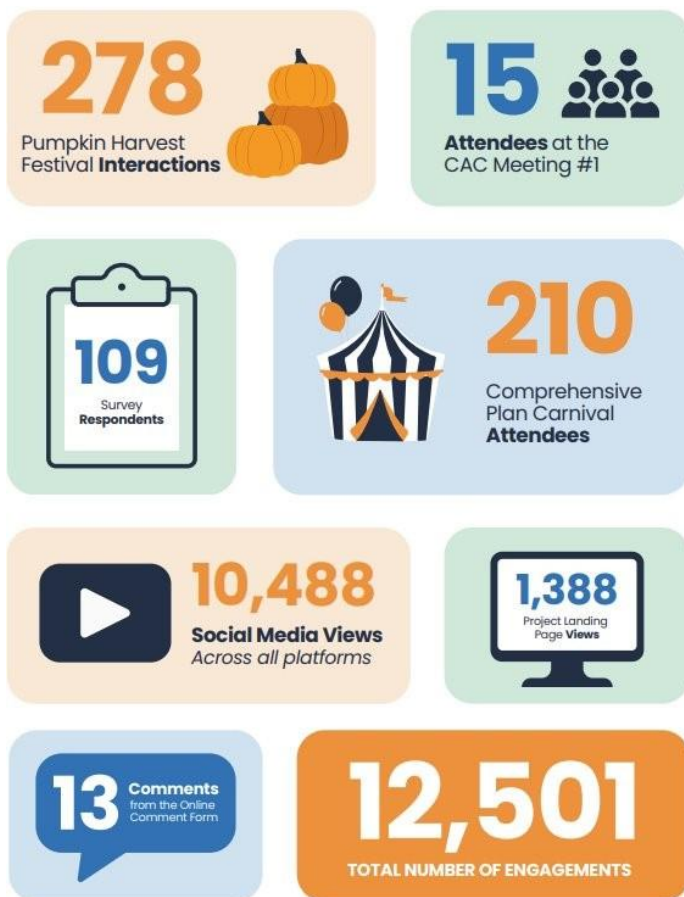

\*Data source: University of Washington, Climate Mapping for a Resilient Washington webtool, <https://data.cig.uw.edu/climatemapping/>  
Projections are based on a "business as usual" emissions scenario called RCP 8.5.



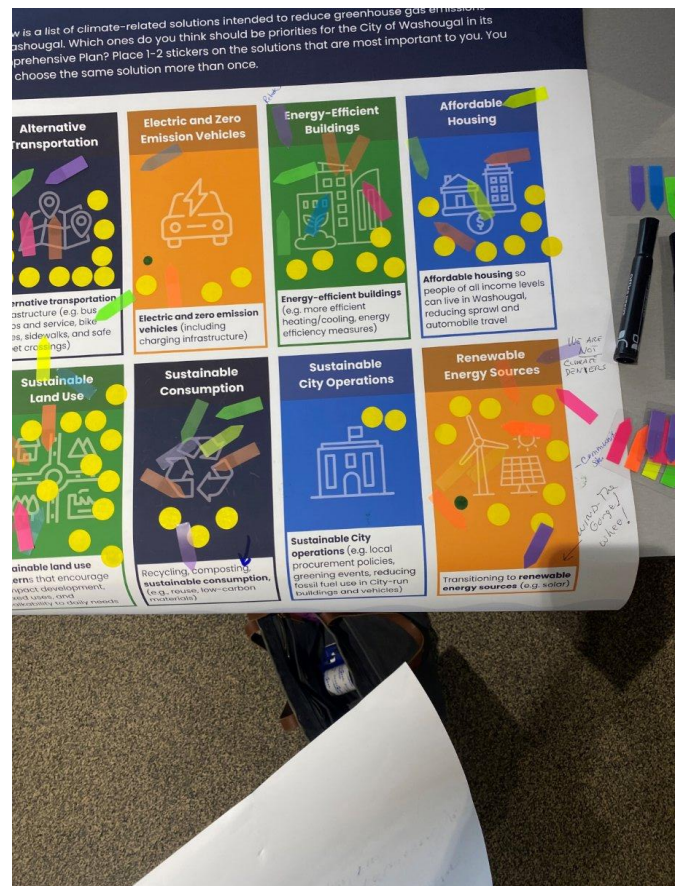
# Appendix C: Engagement Summary

## Overview of Initiatives

Washougal conducted multiple community engagement efforts, including the Comp Plan Carnival, Community Survey, Staff Listening Session, and the Climate Subcommittee, which gathered resident input on climate resilience, sustainability, and local development priorities. These efforts provided valuable insight into community concerns and aspirations for the city's future. The images below highlight some high-level engagement take-aways and photos from the gatherings.



Appendix C Figure 1: Washougal Engagement by the Numbers



Appendix C Figure 2: Photo from the Comprehensive Plan Carnival Event, Photo by Meg Horst

## Comprehensive Plan Carnival Event Overview

The Comprehensive Plan Carnival, held on November 16, 2024, engaged over 200 community members in shaping Washougal's future through input on climate and land use priorities. Participants voiced strong support for protecting forests, expanding green spaces, and increasing walkability through improved sidewalks, bike lanes, and transit options. Clean energy solutions, especially community solar, geothermal, and energy-efficient buildings, were widely endorsed, alongside calls for enhanced emergency preparedness and climate resilience strategies like flood mitigation and wildfire protection. Concerns included rapid development without supporting infrastructure, tree loss, and the need for affordable housing. Community members emphasized equity, local business support, and creative land use solutions, reflecting a desire for a sustainable, livable, and inclusive Washougal.



*Appendix C Figure 3: Attendees participating at the Comprehensive Plan Carnival Event, Photo by Meg Horst*

## Washougal Onward Community Survey Overview

In addition to the Carnival event, the community survey gathered a lot of information and details about residents' interests and priorities for their community. Overall, participants expressed a strong desire to preserve Washougal's small-town charm and natural beauty while responsibly accommodating growth. Top priorities and takeaways are outlined below in more detail:

# Top Community Priorities & Concerns

## Environmental Protection & Climate Resilience

- Strong demand for **tree and green space preservation**, as development has outpaced the addition of parks and natural areas.
- High interest in **community solar grids** and local renewable energy projects (solar, geothermal, wind, tidal).
- Concerns about **wildfire risks, flooding, and stormwater management**, with calls for better land-use planning to mitigate these hazards.
- Community interest in **low-impact development** to reduce environmental damage and improve climate resilience.



Appendix C Figure 4: Quotes from the Onward Community Survey Highlighting Individuals' Views and Priorities for the Environment and Greenspaces

## Sustainable Infrastructure & Transportation

- Broad support for **walkability and alternative transportation**, including more sidewalks, bike lanes, and improved public transit.
- Concerns over **limited public transportation**, with only one bus serving the area and inadequate connections to surrounding cities.
- Growing interest in **electric vehicle (EV) infrastructure**, though residents cite challenges in finding charging stations and concerns about emergency preparedness.
- Debate over **parking availability**, as new apartment developments increase density without sufficient infrastructure.

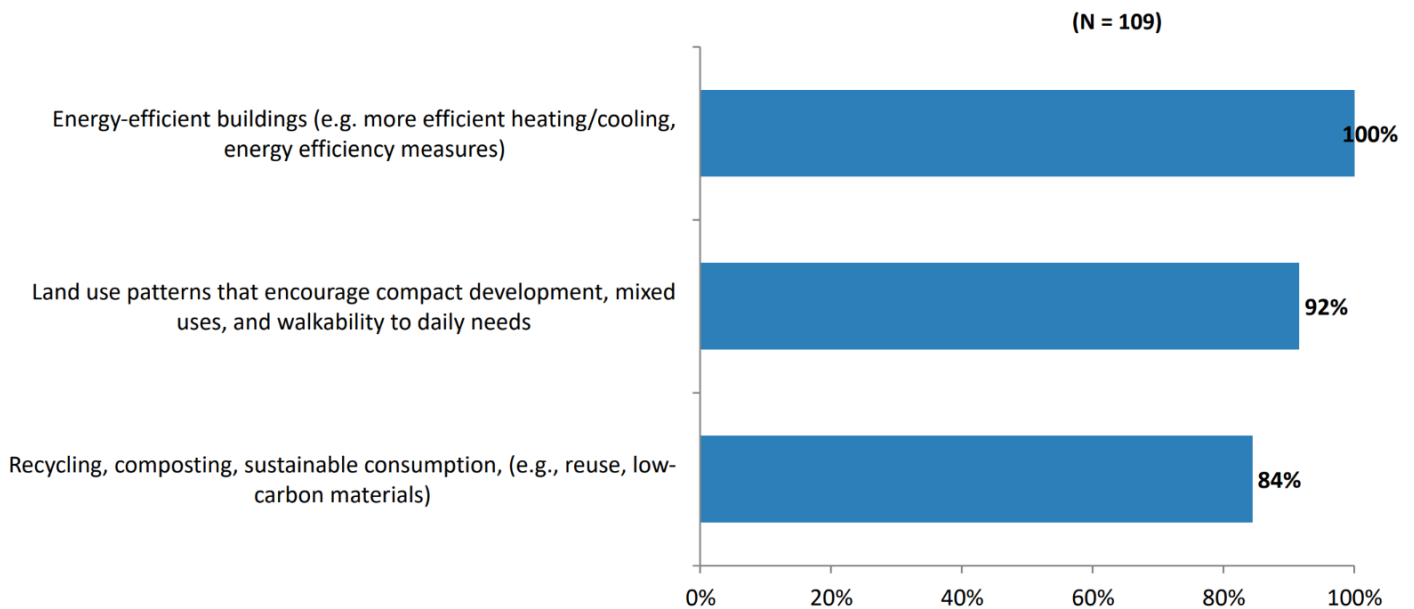


*"I am concerned that every thing we like to do in the city requires a drive. I would love to see options to walk or bike safely around the community."*

Appendix C Figure 5: Participant Quote from the Onward Community Survey About Concerns With Limited Alternative Transportation Infrastructure

## Energy & Electrification

- Widespread support for **clean energy transition**, but concerns about costs, infrastructure placement, and feasibility.
- Interest in **on-site renewable energy** at industrial areas and public spaces, particularly through community solar and wind projects.
- Need for **better energy efficiency in buildings** and potential incentive structures to encourage sustainable choices.
- Frustration over **high energy costs** during extreme weather and the role of fossil fuel plants as major polluters.



Appendix C Figure 6: Participant Priorities for climate-related solutions intended to reduce greenhouse gas emissions in Washougal, gathered from the Community Survey.

## Housing & Economic Development

- Concerns about **rapid development without sufficient infrastructure**, particularly regarding parking, roads, and green spaces.

- Mixed opinions on **density housing**, with some advocating for a wider range of housing options while others worry about density.
- Strong preference for **supporting local businesses** over large corporate chains, with a focus on sustainability-driven economic growth.
- Calls for **more transparency and efficiency in city planning**, as some residents feel disconnected from development decisions.

## Overall Themes

- Residents want **sustainable growth** that balances development with environmental conservation and infrastructure improvements.
- **Climate resilience and preparedness** are critical, especially in mitigating risks from wildfires, floods, and extreme weather.
- Support for **renewable energy and electrification** is strong, but cost and implementation challenges remain key concerns.
- The community values **walkability, local business support, and green spaces**, reinforcing Washougal's identity as a gateway to the Gorge.



# Appendix D: Documents Reviewed

## Reports and Resources

| Resource Category / Sector                  | Name                                                                                                |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Social Vulnerability and Health Disparities | U.S. Census Bureau, American Community Survey                                                       |
|                                             | U.S. Center for Disease Control, CDC/ATSDA Social Vulnerability Index                               |
|                                             | U.S. Environmental Protection Agency, Environmental Justice Screener                                |
|                                             | Washington Department of Health, Health Disparities Map                                             |
|                                             | University of Washington Center for Health and the Global Environment, Climate Health and Risk Tool |
| Climate and Environmental                   | FEMA Flood Map Service Center                                                                       |
|                                             | Public Land Trust                                                                                   |
|                                             | Wildfire Risk to Communities                                                                        |
|                                             | Stanford University: Environmental Change and Human Outcome Lab                                     |
|                                             | Human Outcome Lab                                                                                   |
|                                             | Tree Equity Score                                                                                   |
|                                             | Clark County GIS                                                                                    |
| County and City Reports / Documents         | Clark County Story Map                                                                              |
|                                             | Clark County Sustainability Plan                                                                    |
|                                             | Climate Change Vulnerability and Adaptation in the Columbia River Gorge                             |
|                                             | National Scenic Area, Mount Hood National Forest, and Willamette                                    |
|                                             | National Forest Hazard Mitigation Plan                                                              |
|                                             | Hazard Mitigation Plan                                                                              |
|                                             | Columbia River Gorge National Scenic Area, Climate Change Action Plan                               |
|                                             | Washougal Strategic Plan                                                                            |
|                                             | Washougal Comp Plan                                                                                 |
|                                             | National Climate Assessment, Northwest Chapter                                                      |
| Local Media                                 | WA state relevant documents                                                                         |
|                                             | Camas-Washougal Post-Record                                                                         |
|                                             | The Columbian                                                                                       |



|                                        |                                                                                                                 |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Mapping tools and data sources</b>  | WTN WHD Map                                                                                                     |
|                                        | EPA EJScreen                                                                                                    |
| <b>Analysis from other consultants</b> | Stakeholder copy workbook (CAPA Strategies)                                                                     |
|                                        | Vulnerability & Risk Assessment from Extreme Precipitation and Storms on Water Infrastructure (CAPA Strategies) |
|                                        | Tree canopy and impervious surface maps (MIG Consulting)                                                        |

# 2025-2045 Comprehensive Plan

August 24, 2026 – City Council Workshop | Presented by Jessica Herceg, DOWL  
Washougal City Hall Council Chambers



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# Agenda

- **Regulatory Requirements**
- **Comprehensive Plan Update**
- **Legislative Process Overview**
- **Discussion**
- **Action Items and Next Steps**

# Regulatory Requirements



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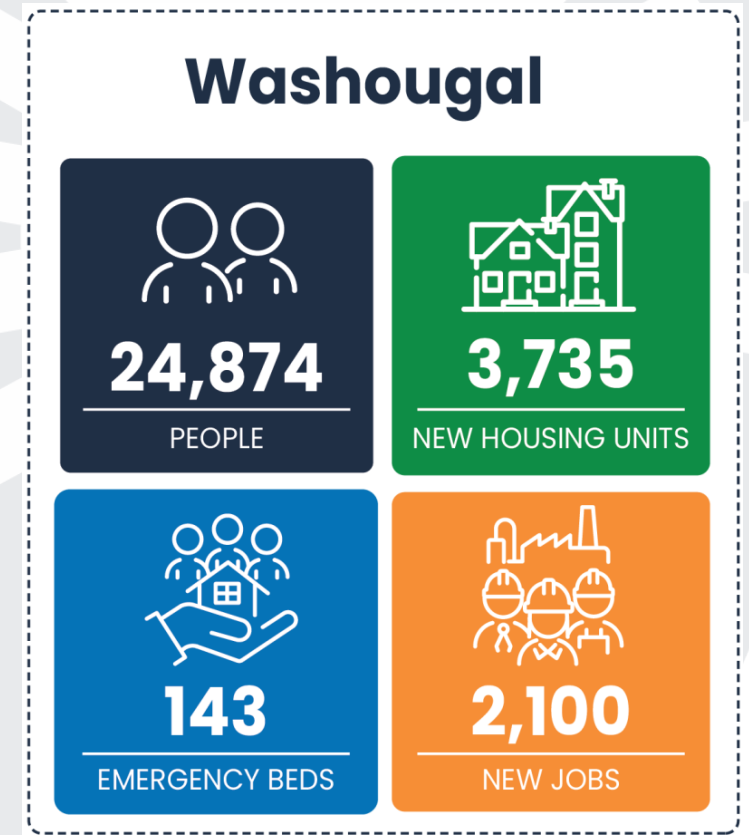
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# Regulatory Requirements

## What was required:

- Develop a plan to accommodate projected growth
- Plan for and accommodate housing at all affordability levels
- Update the future land use map
- Update capital facilities element (or plans)
- Develop a new Climate Element
  - GHG Emissions Reduction and Resiliency Sub-elements
- New or amended goals and policies
- Regional consistency and coordination



# Comprehensive Plan Update



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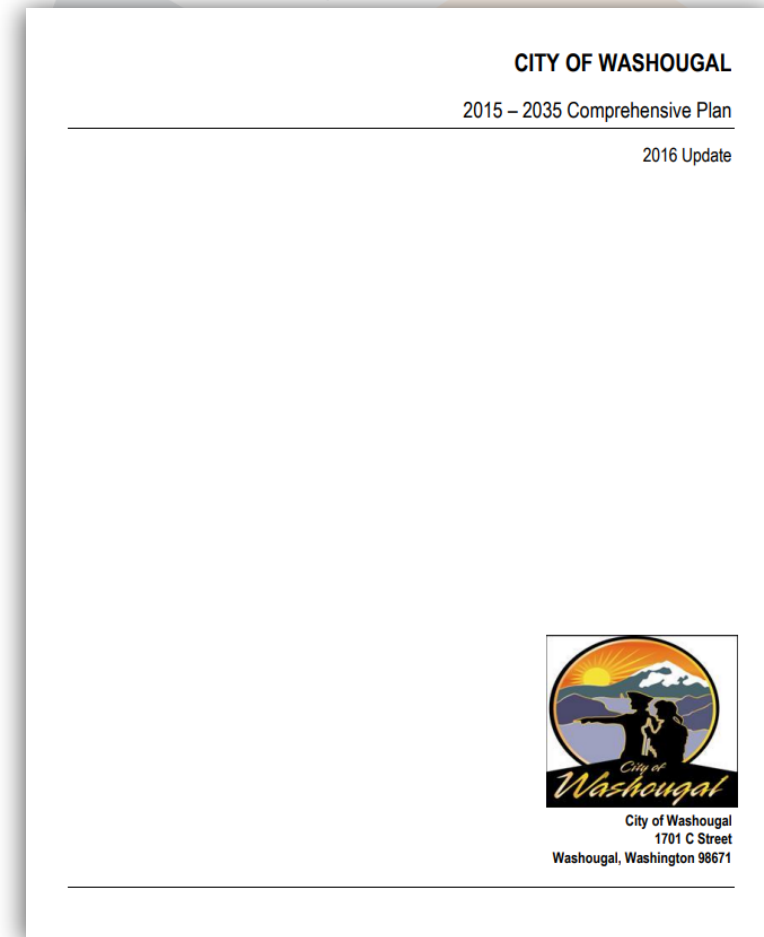
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# 2015-2035 Comprehensive Plan

## Plan Contents

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

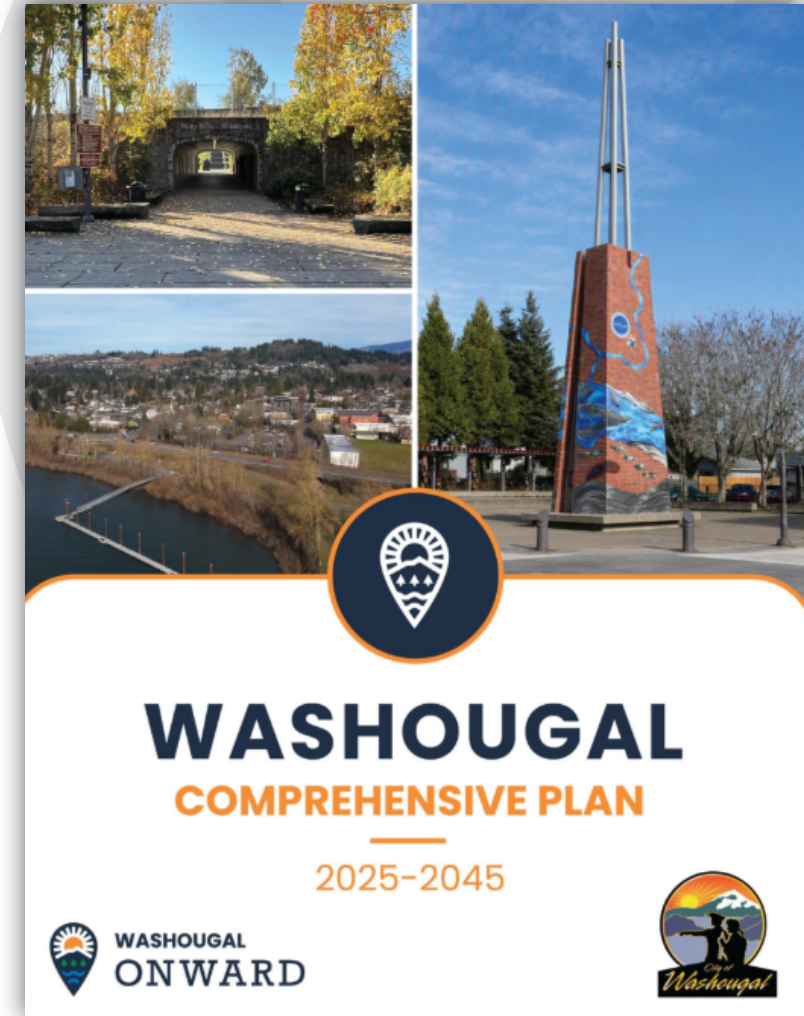


# 2025-2045 Comprehensive Plan

## Plan Contents

1. Introduction
2. Land Use
3. Housing
4. Economic Development
5. Capital Facilities and Utilities
6. Climate
7. Parks and Open Space
8. Natural Resources and Critical Areas
9. Procedural Element

## *Appendix 1 - Implementation Strategies*



# Legislative Process Overview



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# Review Process to Date

## Land Use Alternatives

- ✓ **February 24<sup>th</sup> – March 12<sup>th</sup>** | Public Comment Period
- ✓ **February 26<sup>th</sup>** | Open House
- ✓ **March 24<sup>th</sup>** | Joint CC and PC Workshop to discuss alternatives and potential refinement
- ✓ **April 8<sup>th</sup>** | PC Public Hearing on Preferred Land Use Alternative
- ✓ **April 14<sup>th</sup>** | CC Public Hearing on Preferred Land Use Alternative

## Comprehensive Plan Elements

- ✓ **April 28<sup>th</sup>** | Draft Land Use Element
- ✓ **June 9<sup>th</sup>** | Draft Housing Element
- ✓ **June 23<sup>rd</sup>** | Draft Economic Development Element
- ✓ **July 14<sup>th</sup>** | Draft Climate Element
- ✓ **November 3<sup>rd</sup>** | Parks + Open Space, Natural Resources + Critical Areas, and Procedural Criteria Elements
- ✓ **June 27<sup>th</sup>** | Capital Facilities + Utilities Element\*

*\*All meetings occurred in 2025 except for the Capital Facilities and Utilities Element presentation which occurred in 2026.*

# Legislative Process

## Draft Comprehensive Plan

- ☐ **August 18<sup>th</sup> – September 18<sup>th</sup>** | Public Comment Period
- ☐ **August 18<sup>th</sup>** | Planning Commission Work Session
- ☐ **August 24<sup>th</sup>** | City Council Workshop
- ☐ **September 19<sup>th</sup> – October 6<sup>th</sup>** | Refinement

## Legislative Process

- ☐ **September 4<sup>th</sup>** | SEPA Mitigated Determination of Non-Significance + 60 Day Notice to Commerce issued
- ☐ **September 4<sup>th</sup> – September 18<sup>th</sup>** | SEPA Comment Period
- ☐ **October 27<sup>th</sup> – November 23<sup>rd</sup>** | Public Hearings (*recommendations, but no action*)
- ☐ **November 3<sup>rd</sup>** | 60 Day Notice Period Concludes
- ☐ **December 7<sup>th</sup>** | Tentative date of adoption of all plans and code updates

# Discussion



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# Action Items and Next Steps



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# Action Items / Next Steps

## Upcoming City Council Workshops:

- **September 14<sup>th</sup>** – Parks and Transportation Impact Fee Updates
- **September 28<sup>th</sup>** – Consolidated Development Code Updates
  - Code Compliance and Miscellaneous Code Amendments
- **October 12<sup>th</sup>** – Set Public Hearings
- **October 26<sup>th</sup>** – Final Draft Comprehensive Plan Update Document + Shoreline Master Plan Update

## City Council Hearings:

- **November 2<sup>nd</sup>** – Shoreline Master Program (tentative) + General Sewer Plan Amendment
- **November 9<sup>th</sup>** – Parks, Recreation and Open Space Plan + Transportation Capital Facility Plan
- **November 16<sup>th</sup>** – Final Comprehensive Plan Document + Development Code Updates
- **December 7<sup>th</sup>** – Adoption of all plans and code updates