



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

MEETING INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87432227784>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENTS**
- IV. NEW BUSINESS**
 - A. Public Works: 2024 Pavement Management Condition Report**
 - B. Community Development: Shoreline Master Plan & Critical Areas Updates**
- V. REPORTS AND COMMUNICATIONS**
 - A. CITY MANAGER**
 - B. MAYOR**
 - C. CITY COUNCIL**
- VI. ADJOURNMENT**

UPCOMING MEETINGS: Monday, March 10, 2025 - Workshop at 5:00 pm and Council at 7:00 pm

[MEET_FOOT]

BUSINESS OF THE CITY COUNCIL

City of Washougal, Washington

FOR AGENDA OF:

2/24/2025

SUBJECT:

Public Works: 2024 Pavement Management Condition Report

DEPT. OF ORIGIN:

Public Works

REVIEWED AT:

TO BE RETURNED TO COUNCIL:

No

ATTACHMENTS:

- 1. Washougal - Pavement Management Council Presentation 2025

EXPENDITURE REQUIRED:

Type Here

BUDGETED:

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APPROPRIATION REQ'D:

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SUMMARY STATEMENT

RECOMMENDED ACTION

2024 Pavement Management Condition Report

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



City of Washougal

MISSION STATEMENT

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

What is a Pavement Management System?

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



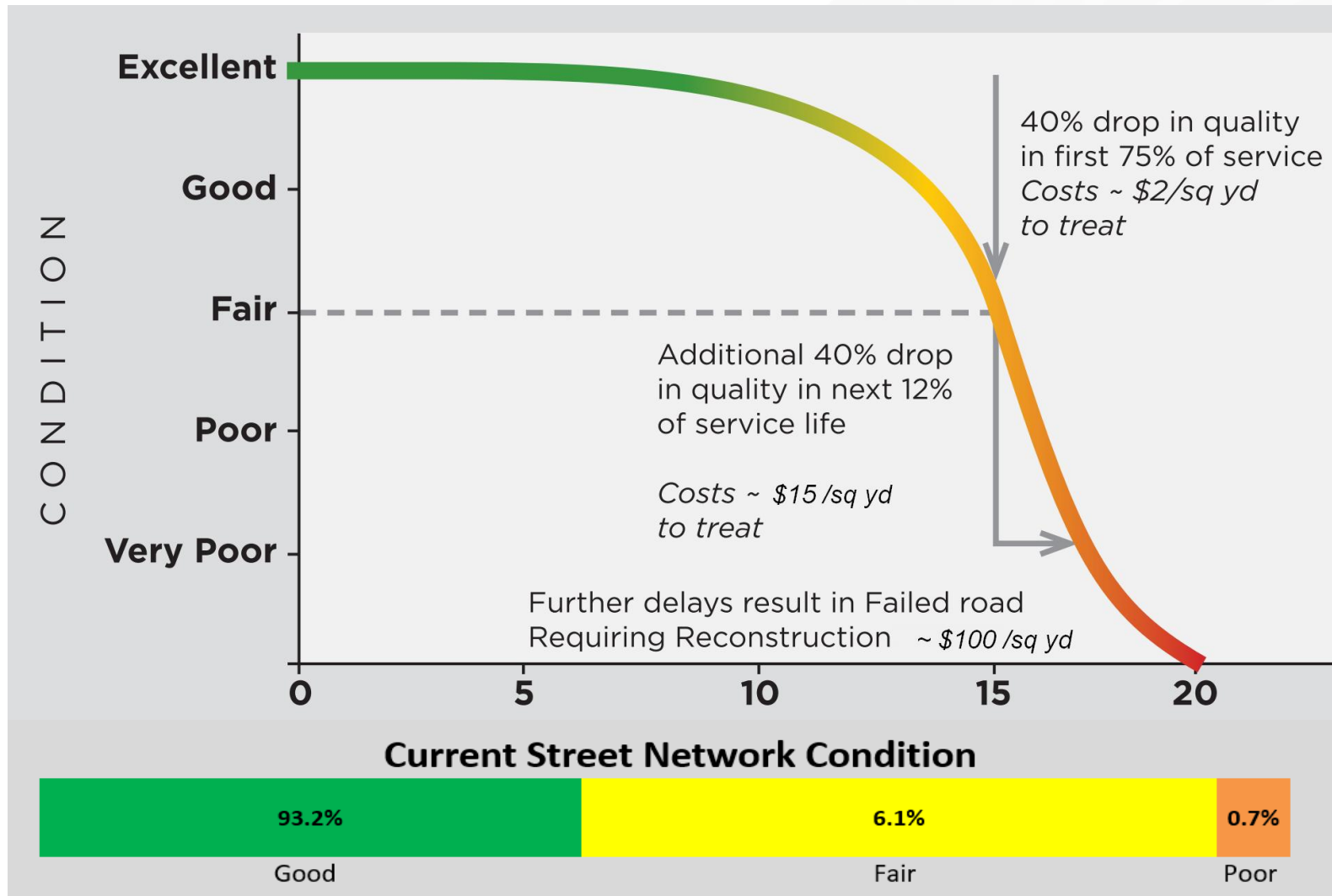
Current PCI = 82

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

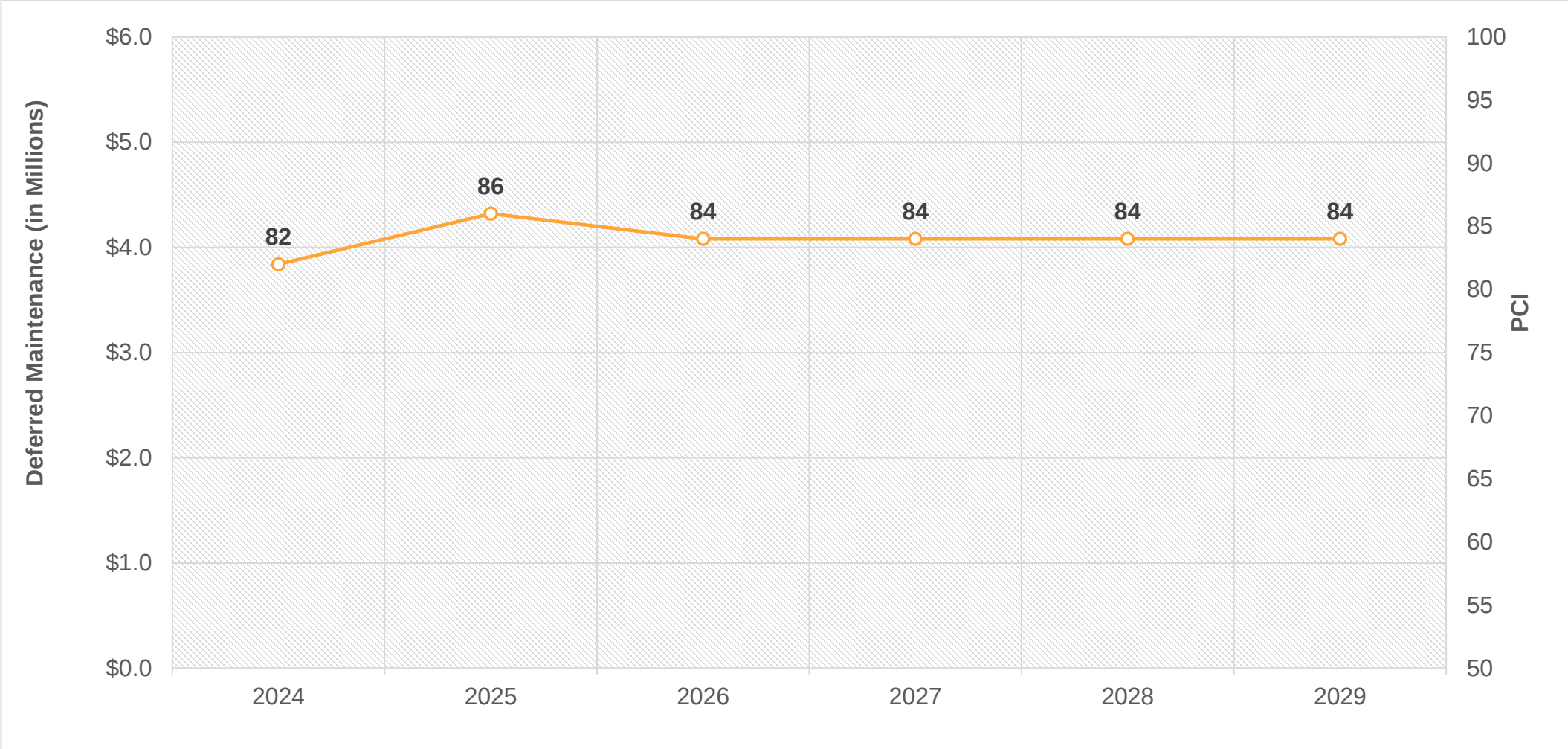
Condition Category	PCI Range	Percent of Network
Good	70 to 100	93.2%
Fair	50 to 70	6.1%
Poor	25 to 50	0.7%
Very Poor	0 to 25	0.0%



Pavement Deterioration Curve

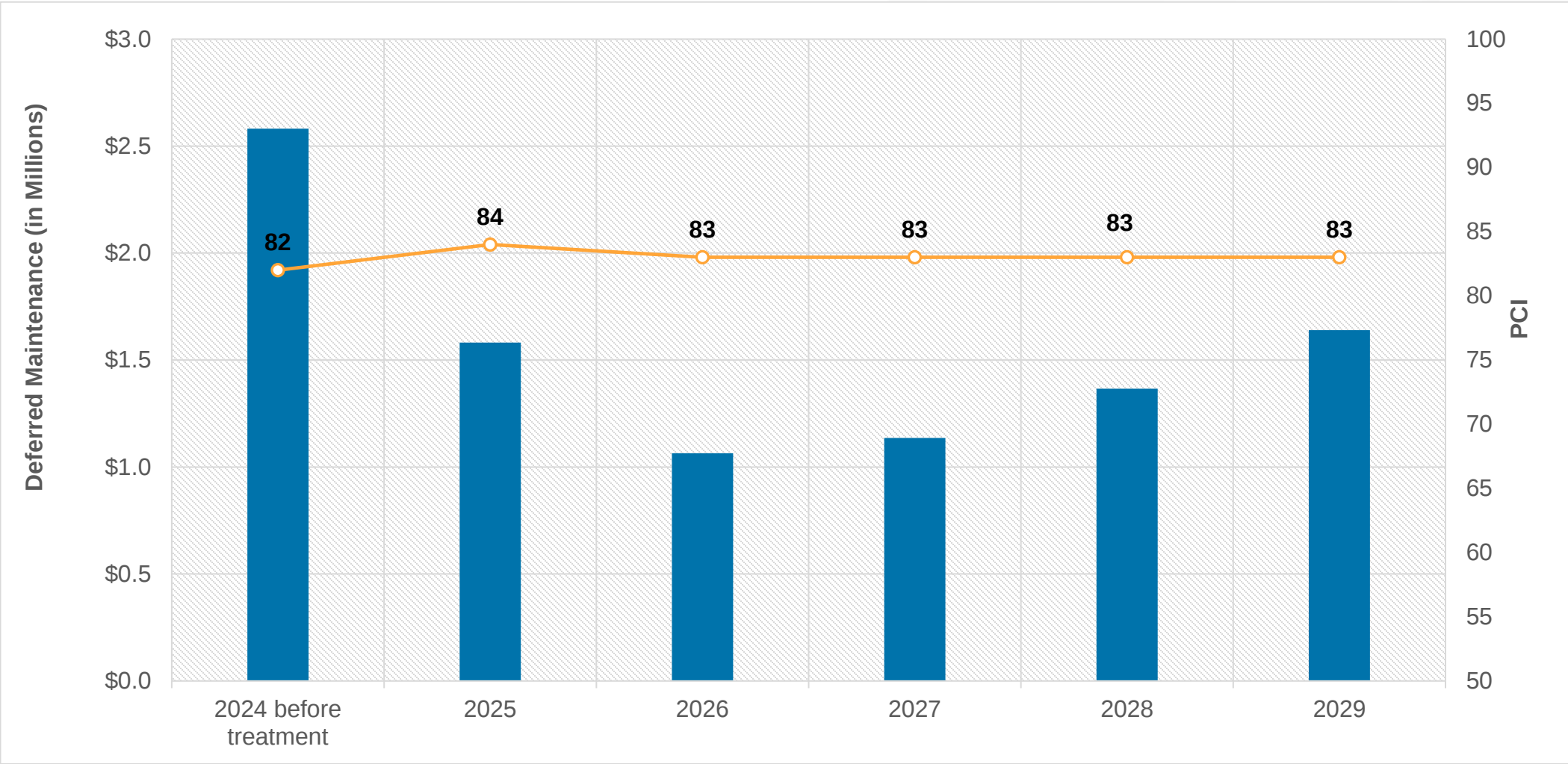


Scenario 1 – Unconstrained Needs (zero deferred maintenance) \$7.08 Million over 5 years - PCI Increases 2 points



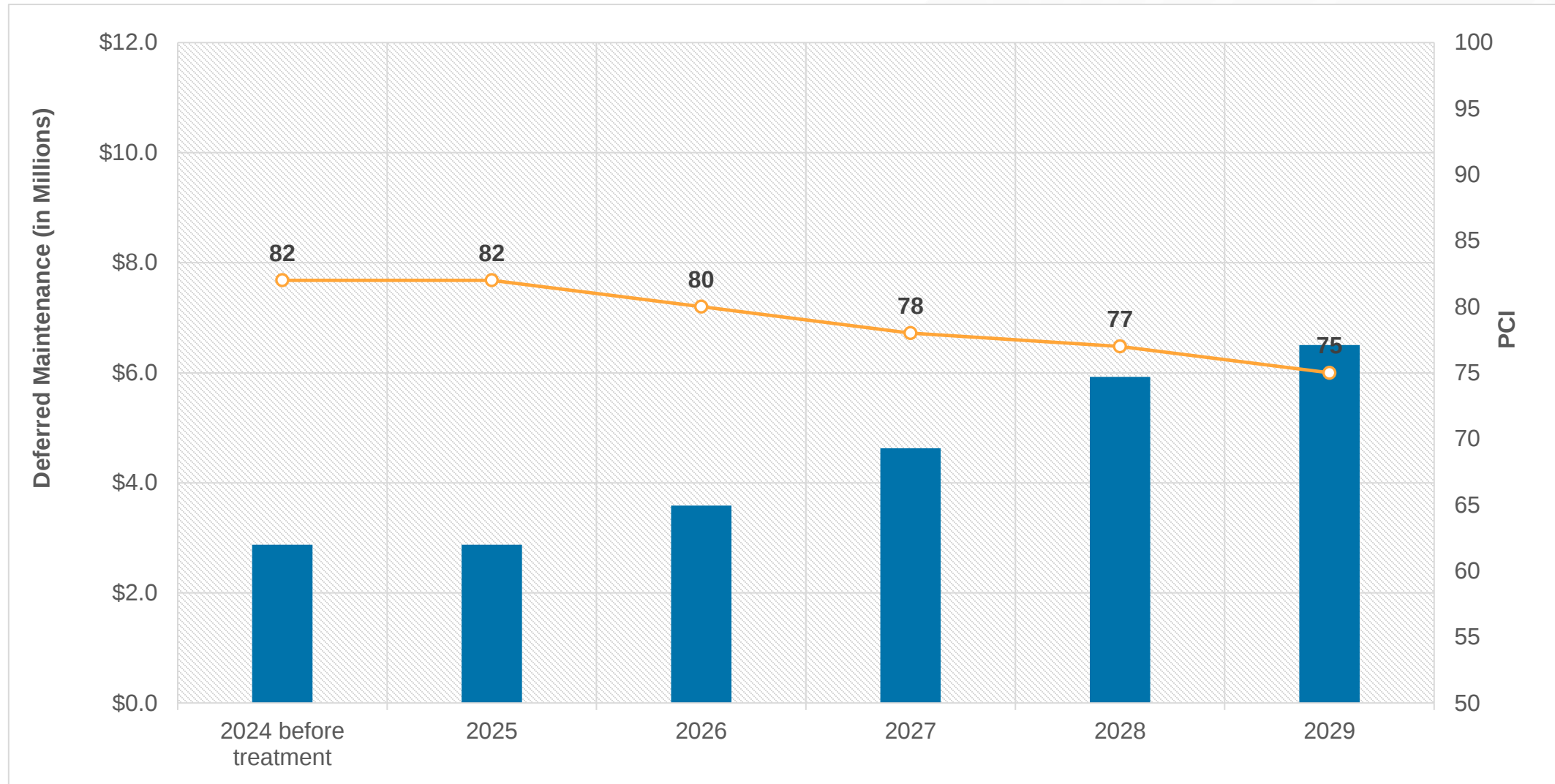
Scenario 2 – Current Investment Level

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



Scenario 3 – Do Nothing

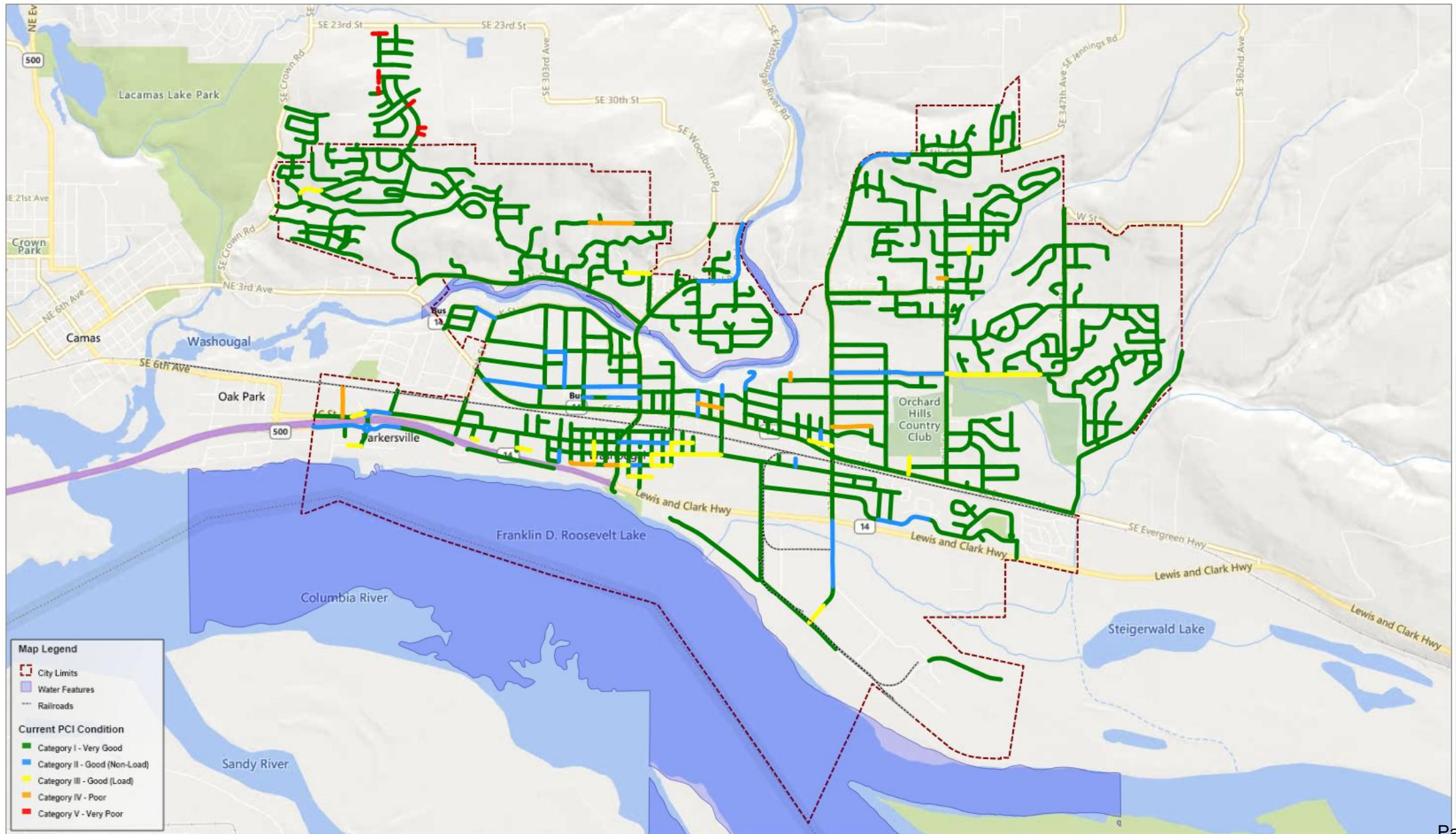
Zero funding over next 5 years - PCI decreases 7 points

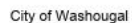




Current PCI Condition

Printed: 8/7/2024





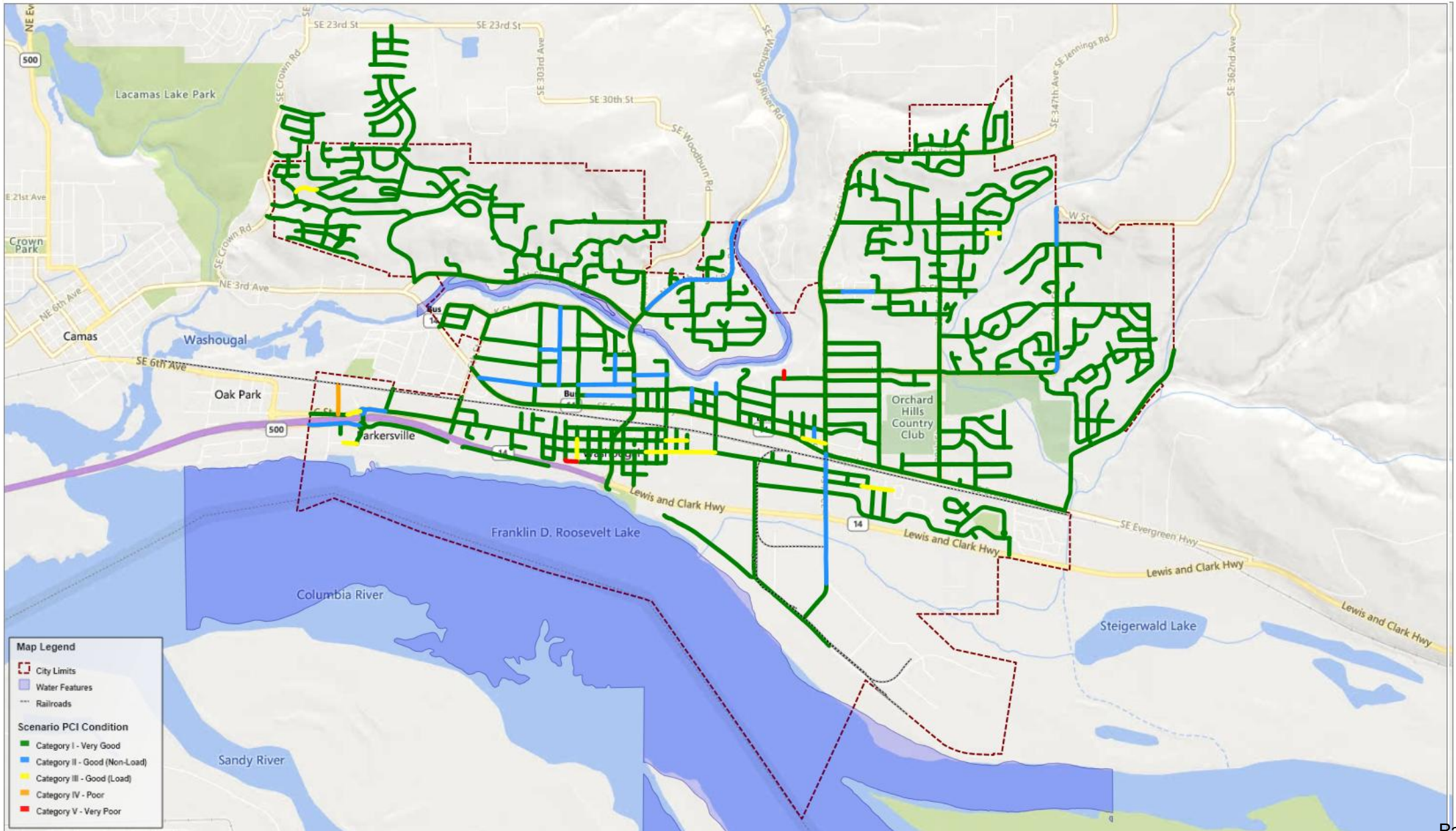
(1) Unconstrained Needs - 2029 Project Period - Printed: 8/7/2024





Scenario PCI Condition

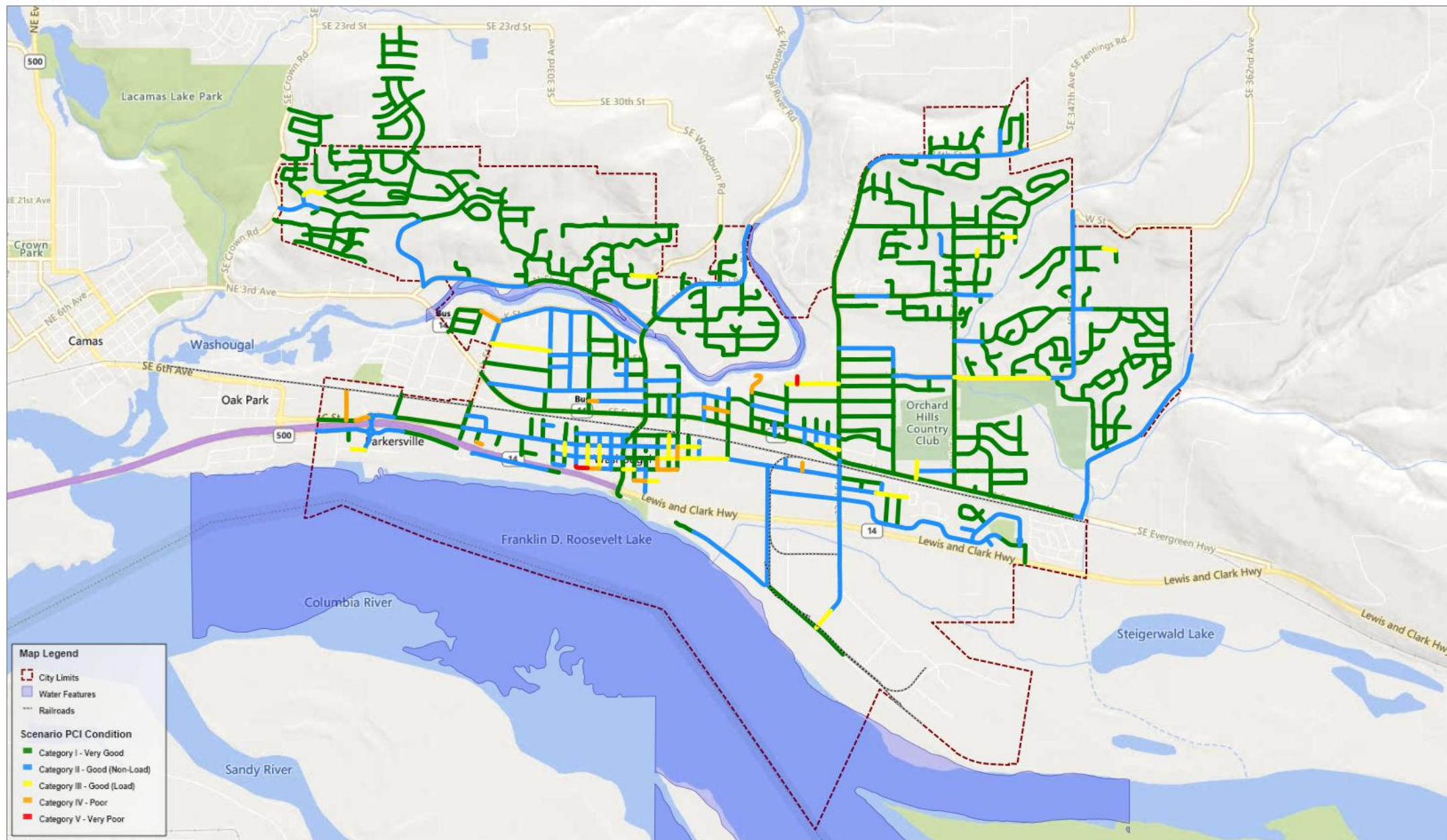
(2) Current Funding Level - 2029 Project Period - Printed: 8/7/2024

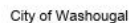




Scenario PCI Condition

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





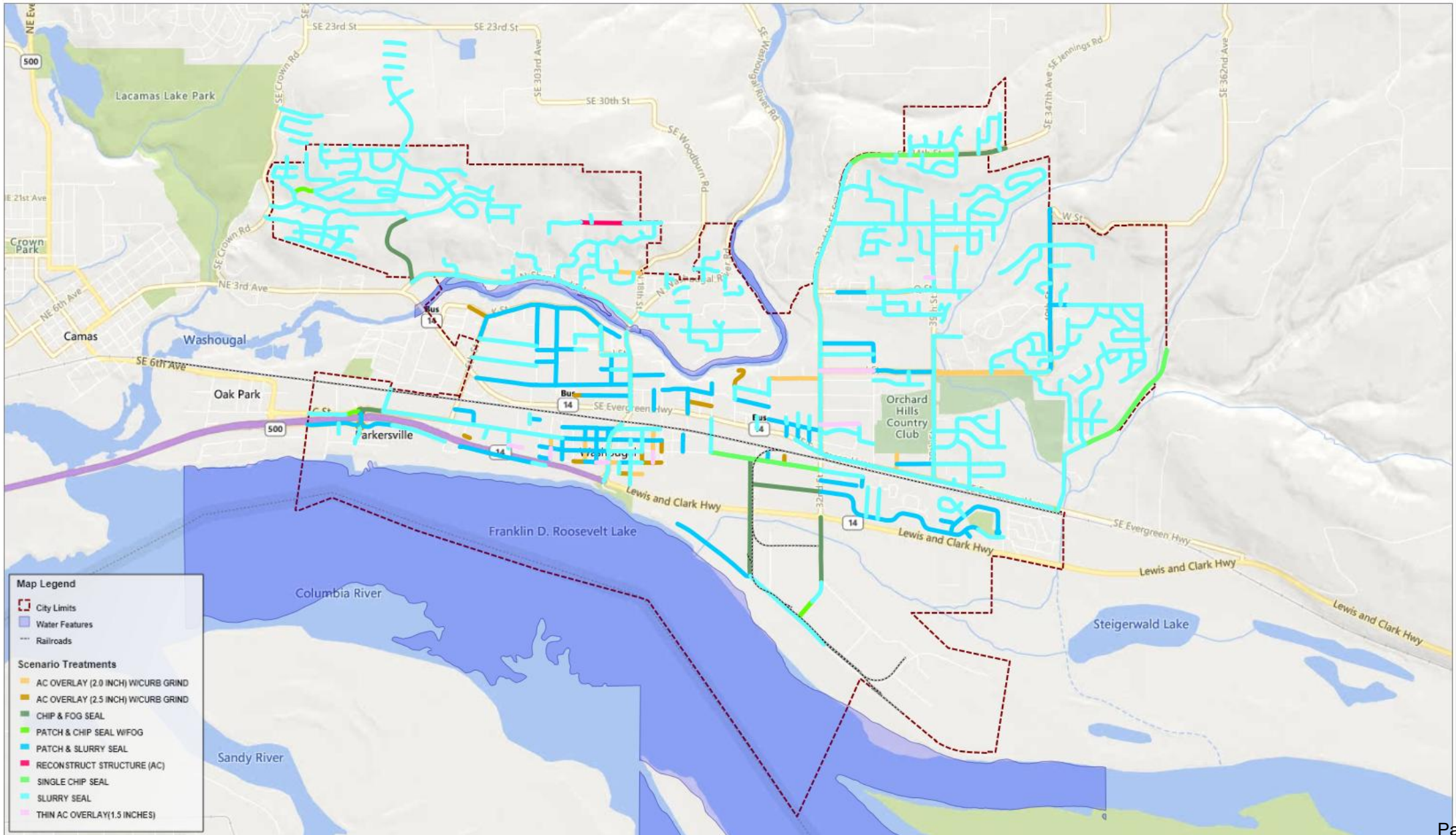
(1) Unconstrained Needs - All Project Periods - Printed: 8/7/2024





Scenario Treatments

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



Budget Scenario Data

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



Questions?



BUSINESS OF THE CITY COUNCIL

City of Washougal, Washington

FOR AGENDA OF:

2/24/2025

SUBJECT:

Community Development:Shoreline Master Plan & Critical Areas Updates

DEPT. OF ORIGIN:

Community Development

REVIEWED AT:

TO BE RETURNED TO COUNCIL:

No

ATTACHMENTS:

1. 02-24-2025 CC Workshop (SMP & CAO Updates)

EXPENDITURE REQUIRED:

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SUMMARY STATEMENT

RECOMMENDED ACTION

Shoreline Master Program and Critical Areas Ordinance Update

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



WASHOUGAL
ONWARD



City of Washougal

Agenda

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

Shoreline Master Program



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ONWARD

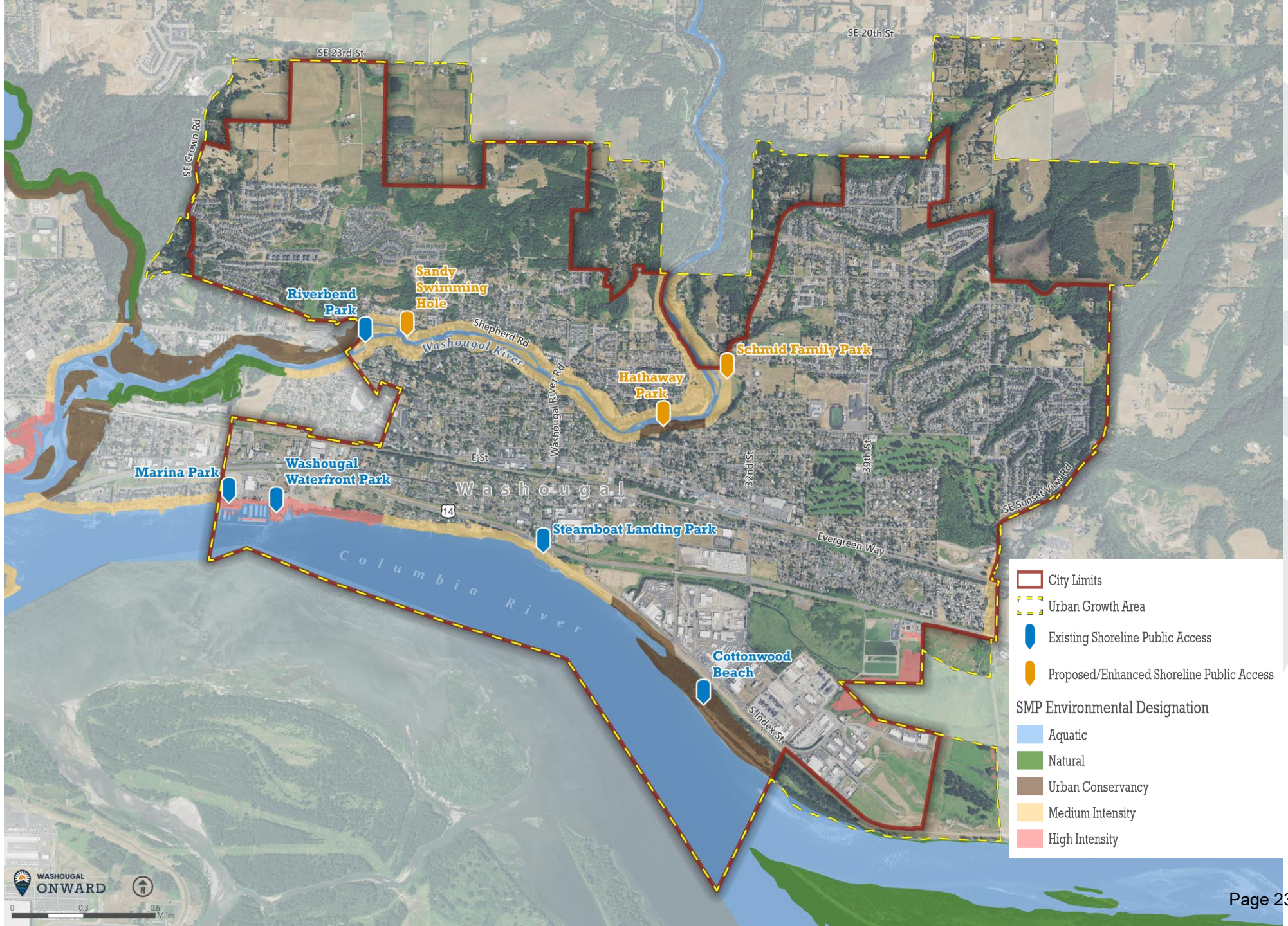


City of Washougal

Shoreline Management 101

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





Shoreline Master Program Update

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



Shoreline Master Program Key Updates

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



Shoreline Master Program Update Outcomes

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



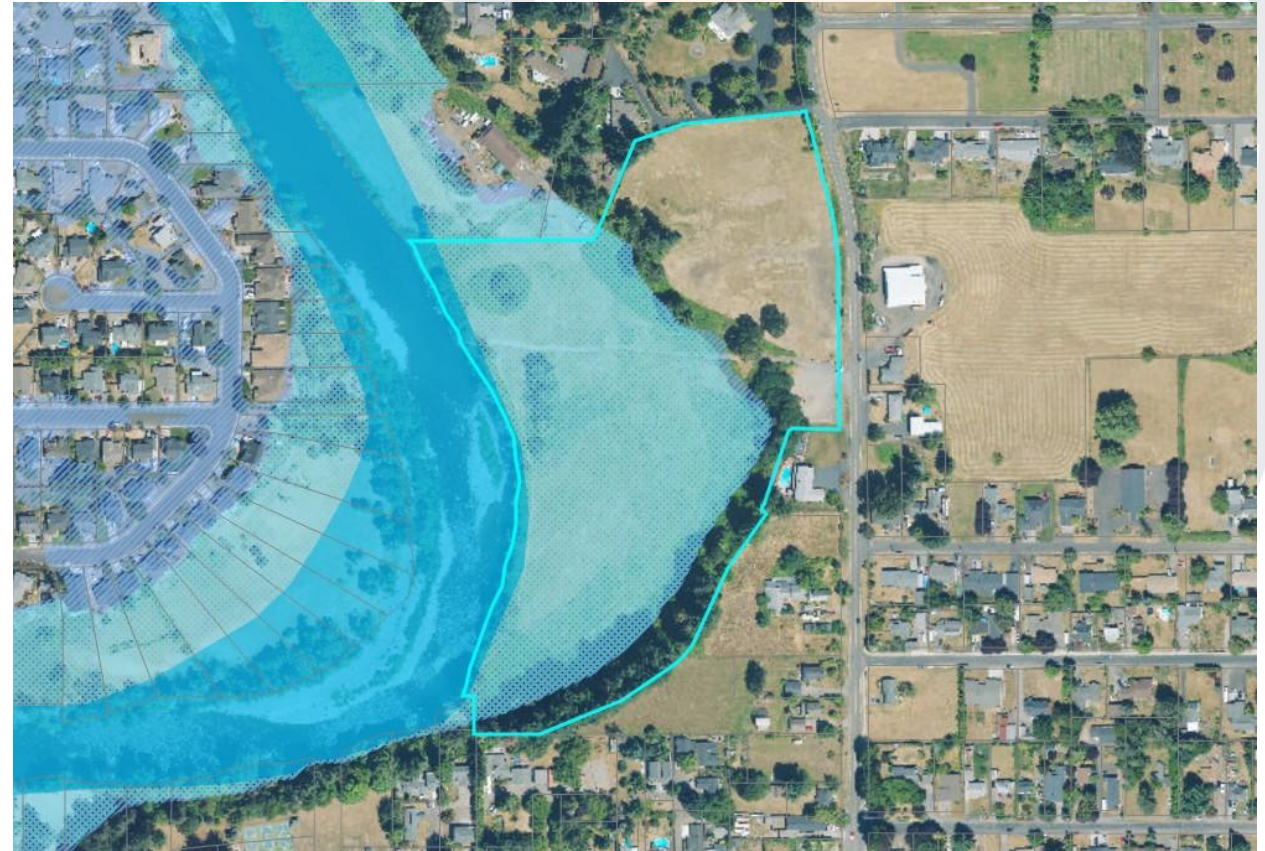
Shepherd Road Improvements

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



Schmid Family Park

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



Critical Areas Ordinance Update



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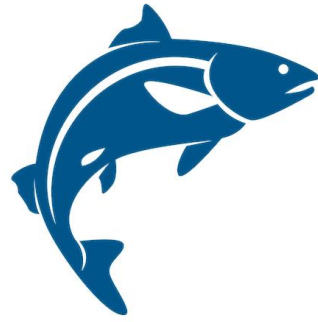


City of Washougal

Critical Areas Ordinance (CAO) Update



Wetlands



Fish and Wildlife Habitat
Conservation Areas



Critical Aquifer Recharge
Areas



Geologically Hazardous
Areas



Frequently Flooded
Areas

CAO Background

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



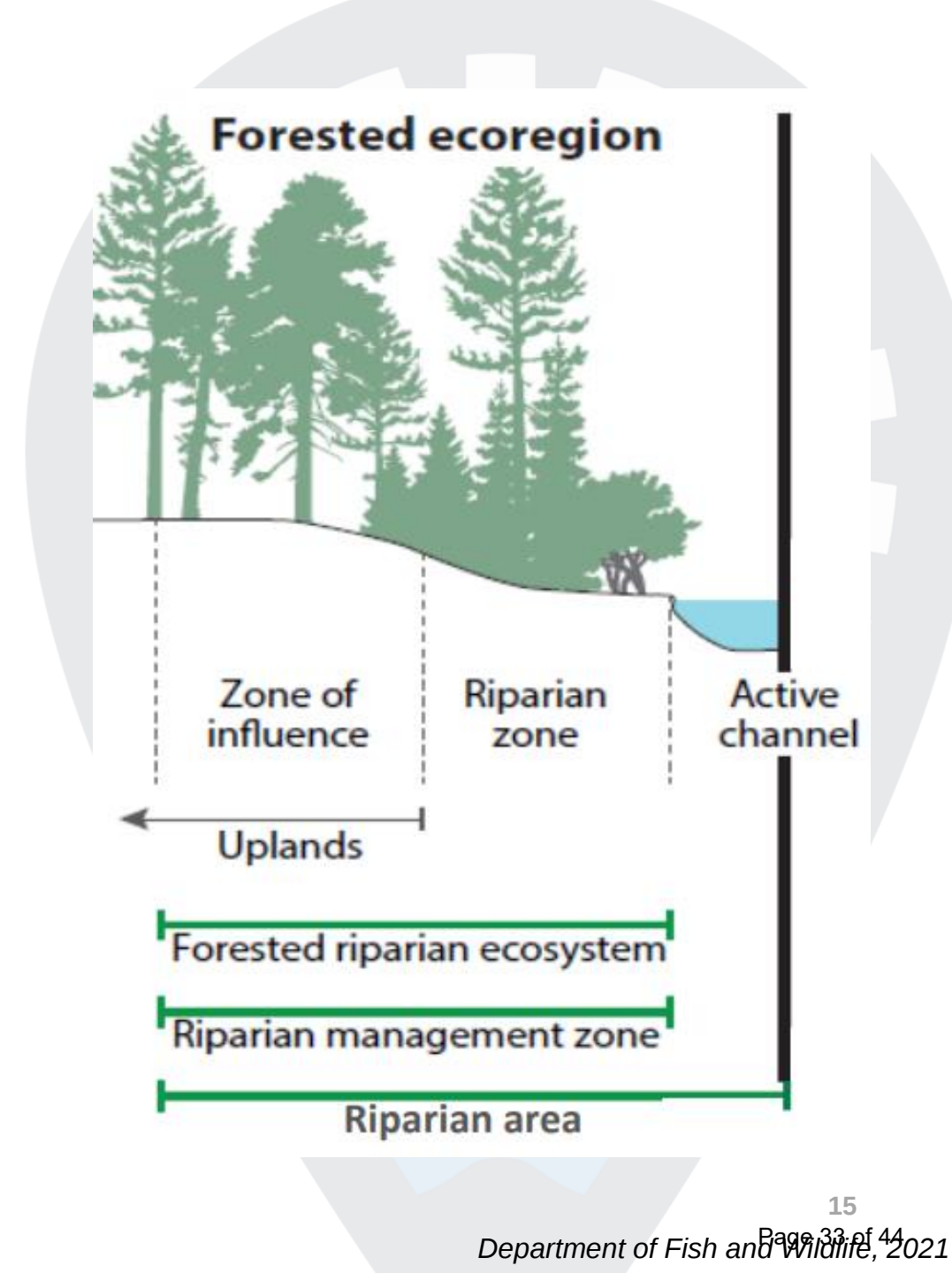
CAO Best Available Science

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

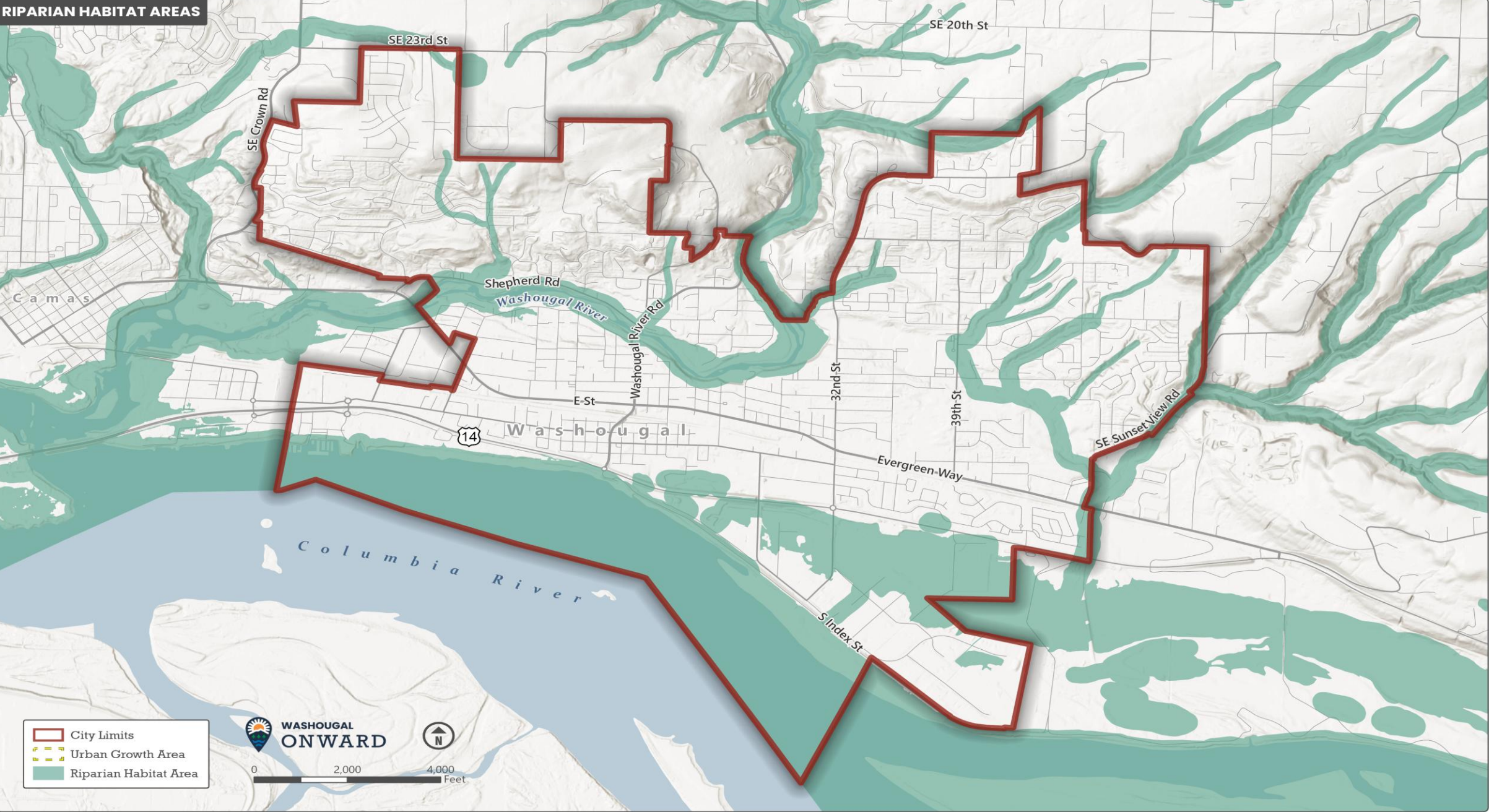


CAO Update: Riparian Areas

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



RIPARIAN HABITAT AREAS

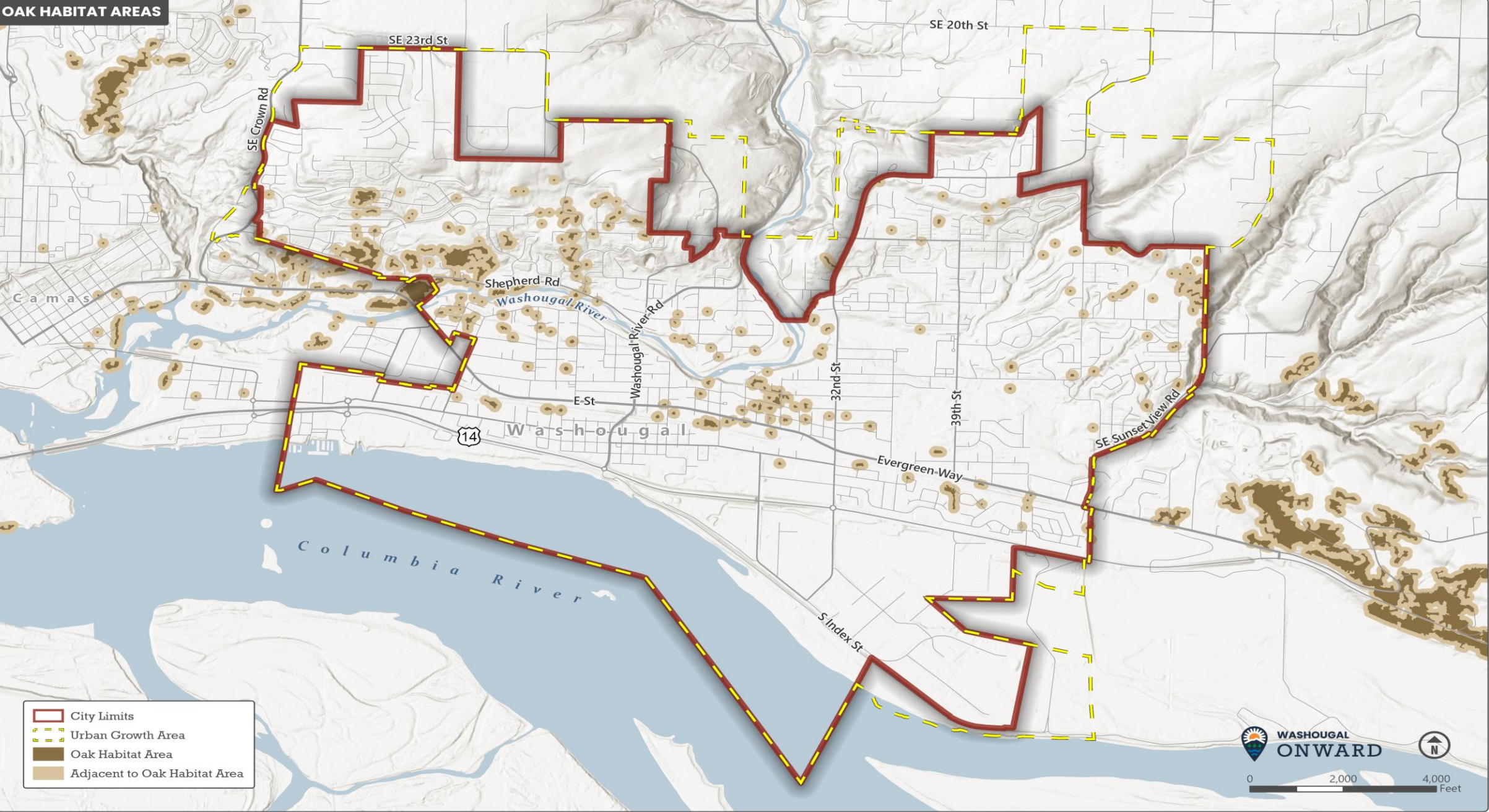


Critical Areas Ordinance Update cont.

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



OAK HABITAT AREAS

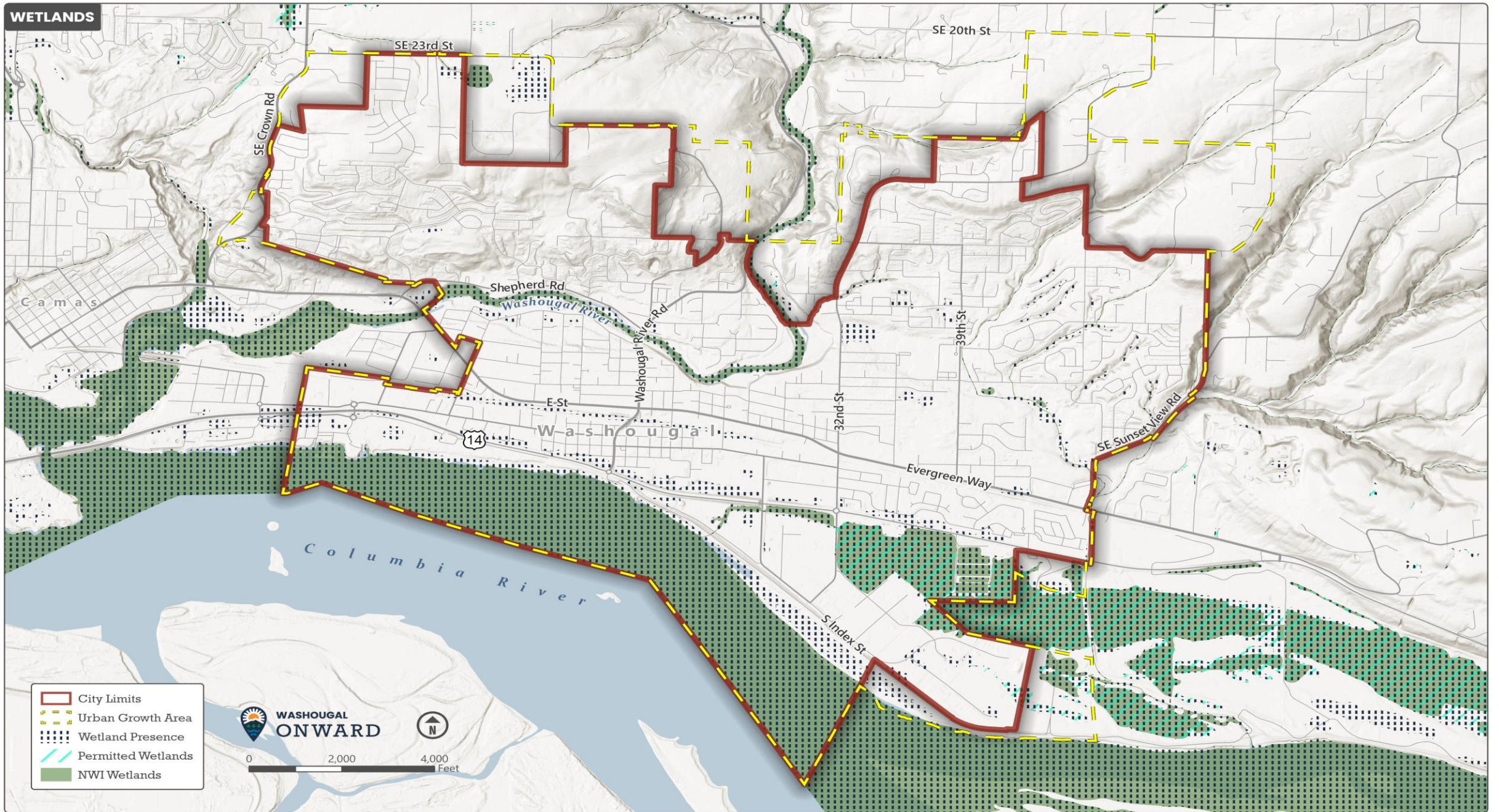


- City Limits
- Urban Growth Area
- Oak Habitat Area
- Adjacent to Oak Habitat Area

Critical Areas Ordinance Update cont.

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

WETLANDS



Next Steps + Action Items



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ONWARD



City of Washougal

SMP and CAO Schedule

- Focus Groups 2-5: March 31 – April 4
- CAC # 3 (Focus Group No. 6): April 9
- City Council Workshop: May 12
- Planning Commission Work Session: May 13
- Planning Commission Public Hearing: June 10
- City Council Hearing/Adoption: June 23

Reference Maps

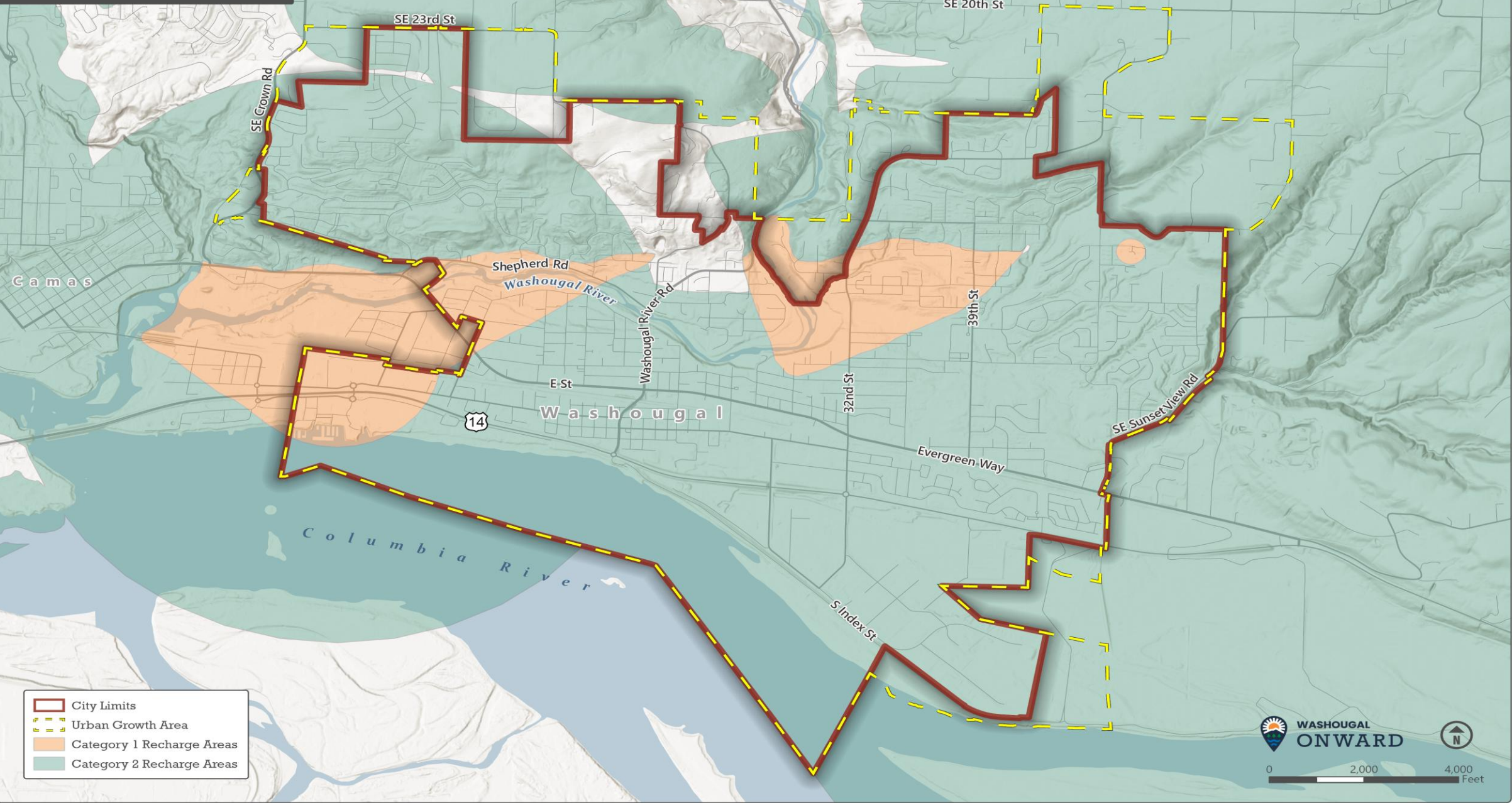


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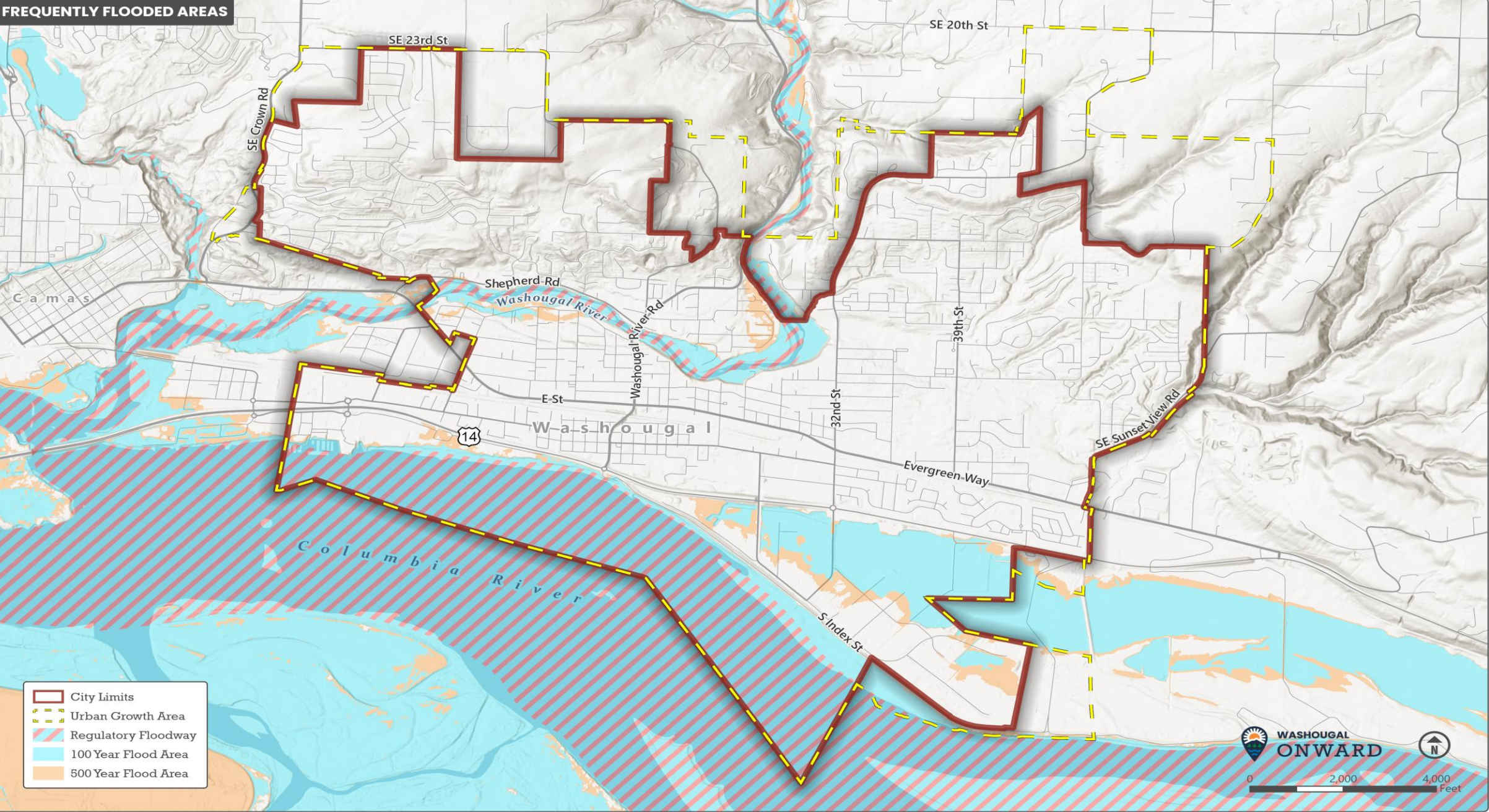


City of Washougal

CRITICAL AQUIFER RECHARGE AREAS



FREQUENTLY FLOODED AREAS



GEOLOGICALLY HAZARDOUS AREAS

