



**CITY OF WASHOUGAL
CITY COUNCIL WORKSHOP MEETING
MINUTES
Monday, January 27, 2025
5:00 PM**

MEETING INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85349220541>

Joint Planning Commission and City Council Work Session

VIDEO I. CALL TO ORDER

Mayor Pro Tem David Fritz called the meeting to order at 5:00 pm.

II. ROLL CALL

Present:

City Council: Councilmembers Michelle Wagner, David Fritz, Molly Coston, Julie Russell, Ernie Suggs, and Tia Robertson and Student Representative Emily Bishop **Absent:** Mayor David Stuebe

Planning Commission: Meridee Pabst, Mike Lamb, and Larry Wagoner

Absent: Jim Reinhart, David Szyplinski, and Travis Dutton

Staff:

David Scott, City Manager

Joe Walsh, Community Services and Strategy Director

Daniel Layer, Finance Director/City Clerk

Mitch Kneipp, Community Development Director

Teresa Stedman, Human Resources Director

Rose Jewell, Community Engagement Manager

Amanda Goulding, Assistant City Clerk & Accounting Specialist

VIDEO III. PUBLIC COMMENTS

Brian Beeson spoke about the petition opposing the Kysar Property being included in the Urban Growth Boundary.

Rick Jarckow, property owner within a neighboring cluster, expressed concerns regarding transparency, lack of public involvement, and environmental impacts.

Phyllis Carter concurred with the previous speakers and opposed urban sprawl.

Thomas West lives near the Kysar Property commented on the R-5 zoning designation and provided a history of the property and the cluster development. He spoke in opposition to the process and the proposal.

Kety Keown shared her concerns with fire access and egress in event of an emergency. She spoke in opposition to increasing density in the area.

Dean Allen questioned what would happen to the remaining Kysar property if and when a school is built. He voiced concern with the cluster development.

Jude Brunberg spoke about the short notification of the proposal and questioned the validity of this site being used for school given the lack of infrastructure and development costs.

Harley Horton stated that this was not in the community's best interest.

Ryan Dickersons questioned if this is the right place and time for this potential development noting the limited infrastructure in the area.

William Carter shared information regarding the environmental conditions in the area and the volume of water on the site; noting that this is an impractical site to locate a school.

Megan Light, an environmentalist, referenced her written comments submitted into the record. She shared her concerns with the lack of transparency of the school district's purchase of the land and spoke about the citizen petition. She asked the city council to scrutinize the proposal before making a decision.

Shamis Bair commented on the wetland and riparian habitat on his property and the Kysar Property which is currently zoned R-5. He gave a history of Kysar's development and urged the council not to approve the proposal

Councilmember Wagner asked for an overview of the proposal of a property owner asking to be included in the UGA.

Mitch Kneipp explained the process which is currently underway. This is a request from the Washougal School District to Clark County to have the property included in the Urban Growth Area. The school districts determine where schools are needed not the city. The city has not decided on the land use alternative plans. If the WSD determines it does not need the property the request would be pulled from consideration.

IV. NEW BUSINESS

None

VIDEO

A. Community Development: Comprehensive Plan Update - Draft Land Use Alternatives

Mitch Kneipp introduced the Planning Commissioners present and Jessica Herceg, Dowl Consultant who presented the following:

- Project Overview - This is mandatory as part of the GMA. This is the first step in the process.
- Project Schedule - Work Plan
 - Land Use Alternatives January - March. Once an alternative is selected then work sessions will address the rest of the work.
 - Comprehensive Plan Element Updates and Associated Code Amendments April - July
 - Capital Facility Plan Updates August - September
 - SEPA Documentation and Adoption October - December
- Community Engagement
 - Spring 2024
 - Project Branding - Washougal Onward
 - Development of Public Participation Plans

o Fall 2024

- Community Advisory Committee
 - Pumpkin Harvest Festival
 - Community Survey
 - Comprehensive Plan Carnival
- o Winter 2024-2025
 - Continue Community Advisory Committee meetings
 - Launch Housing and Climate subcommittee
 - Land Use Alternatives Open House
- o Spring 2025
 - Continue Community Advisory Committee meetings
 - Continue Housing and Climate subcommittee
- o Summer 2025
 - Additional workshops with the planning commission and city council
- Land Use Alternatives
 - o What are we planning for 2045?
 - 28,274 residents. This number was allocated by Clark County.
 - 3,735 new housing units. The state has changed the GMA accommodated a variety of Area Median Income AMI by affordability levels.
 - 2,457 new jobs - This is the total number jobs that will require land
 - o How do we plan for this?
 - Evaluate land capacity within city and UA
 - Growth accommodation requirements
- Maps
 - o Existing UGA and zoning was displayed along with UGB. Mitch explained how the job numbers were allocated to Washougal. The model was calculated incorrectly by the county they have since been allocated to Vancouver and Ridgefield.
 - o Expansion area-47 acre expansion includes the request from the WSD
- What consultants heard from the community outreach:
 - o Housing - low, med, and high density defined plus affordability
 - o Economic Development - Business support, increase in retail/services, and more local living wage jobs
 - o Infrastructure - Walkable, accessible, connectivity, and safe along with improving systems
 - o Environmental Concerns - Preserve natural areas, protect tree, and improve access to recreation
- Alternative 1 - This map embodies the the UGA and includes the expansion. There is no proposed zone changes in the downtown area. The city will be required to create middle housing regulations. The state has yet to determine how this will impact CCRs. Proposed split 60 residential/40 in the downtown and 50/50 in commercial areas
- Alternative 2 - The maps are almost identical. This includes a northeast designation for multi-family housing. This increases to 40 residential/60 commercial
- Land Use Capacity Assumptions in commerical/town center, residential, and industrial zones.
- Questions and/or Discussion
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Discussion ensued on transportation infrastructure and history of the zoning designation Jessica explained that an expansion to the UGB for residential needs to be

demonstrated. The conflicts between state law and CCRs and HOAs was discussed. Excluding the WSD request would impact the job count in the comprehensive plan. The county is required to consider all requests as part of its analysis.

- Next Steps
 - February 26th - Land Use Alternatives Public Presentation and Online Story Map of alternatives
 - March 12th - Public comment period on land use alternatives concludes
 - March 24th - Joint CC and PC Workshop to discuss alternatives and potential refinement and Preferred Land Use Alternative identification
 - April 14th - Resolution to approve local preferred land use alternative at City Council regular meeting

V. REPORTS AND COMMUNICATIONS

A. CITY MANAGER

Deferred to council meeting.

B. MAYOR

Not present.

C. CITY COUNCIL

Deferred to council meeting.

VI. ADJOURNMENT

Meeting ended 6:47.

David Fritz

Mayor Pro Tem

Daniel Loyer

City Clerk