

From: [Rebecca Messinger](#)
To: [Gary Medvigy](#); [Glen Yung](#); [Michelle Belkot](#); [Karen Bowerman](#); [Sue Marshall](#)
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Cnty 2025 Comp Plan](#)
Subject: FW: 2025-2045 Comp Plan Update - Comments from the City of Washougal
Date: Thursday, December 5, 2024 2:57:29 PM
Attachments: [image001.png](#)
[Washougal Letter to Clark County Council for 12-06-24 Hearing.pdf](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Mitch Kneipp <Mitch.Kneipp@cityofwashougal.us>
Sent: Thursday, December 5, 2024 2:54 PM
To: publiccomment <publiccomment@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Cc: Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: 2025-2045 Comp Plan Update - Comments from the City of Washougal

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Attached please find comments from the City of Washougal pertaining to the hearing for the “Selection of Alternatives for DEIS”.

Best regards,
Mitch



MITCH KNEIPP (he/him/his)

Community Development Director

360.835.8501 ext. 604 | cityofwashougal.us

Permit Center | 211 39th Street | Washougal, WA 98671

[Facebook](#) | [X](#) | [LinkedIn](#) | [Washougal Onward](#)

NOTICE: This e-mail account is part of the public domain. Any correspondence and attachments, including personal information, sent to and from the City of Washougal are subject to the Washington State Public Records Act, Chapter 42.56 RCW, and may be subject to disclosure to a third party requestor, regardless of any claim of confidentiality or privilege asserted by an external party. If the disclaimer can't be applied, take no action.



Gateway to the Gorge

December 5, 2024

Clark County Council
P.O. Box 5000
Vancouver, WA 98666

RE: Washougal's Job Allocations and DEIS Alternatives

Dear Chair Medvigy and Clark County Councilors:

Thank you for the opportunity to comment and provide additional information regarding Washougal's jobs allocation, and an additional land use alternative for inclusion in the DEIS.

CITY HALL
1701 C Street
Washougal, WA
98671

(360) 835-8501
Fax (360) 835-8808

While developing land use alternatives for Washougal, Clark County and City of Washougal staff discovered that baseline assumptions over estimated employment capacity in Washougal and its Urban Growth Area (UGA). As a result, the City received a larger allocation of jobs that substantially exceeded its capacity. In May 2024, the Clark County Council allocated 2,404 jobs to Washougal for the 20-year planning period. The City has considered different ways to accommodate this number of jobs but cannot do so without changing large areas from residential to employment land uses (commercial and/or industrial).

To remedy this issue, Washougal is coordinating with other cities to accept a larger share of jobs than originally allocated; Ridgefield and Vancouver have preliminarily agreed to accept these jobs because they already have excess employment capacity within their land use alternatives. While final modeling is incomplete, Clark County and City of Washougal staff estimate that the number of jobs to be reallocated is approximately 500. We will be working through the details of this exchange in the coming weeks. Reallocating the jobs to another city will not affect the countywide employment capacity and will ensure that Washougal can better meet the Growth Management Act requirement to have 20 years of capacity within in its UGA.

POLICE DEPARTMENT
1320 A Street
Washougal, WA
98671

(360) 835-8701
Fax (360) 835-7559

Additionally, the City has been working on a second land use alternative for inclusion in the DEIS. This alternative includes more employment land and higher density residential land in the northeast portion of the City's UGA relative to City Alternative 1. This alternative assumes that reallocation of jobs occurs as noted above, so it will not resolve the deficit. We will continue working to finalize this alternative and will coordinate with County staff to have this alternative included in the DEIS for analysis and consideration.

Regarding the County Planning Commission's recommendation to consider adding a market factor for employment land of 10% for vacant land and 30% for underutilized land, the City of Washougal would recommend this not be



Gateway to the Gorge

done at this time. While the concept is fundamentally not a bad idea, the numbers are arbitrary, and the timing of it is problematic. Applying a market factor for employment land at this stage will necessitate the VBLM to be rerun and new job allocations assigned to each municipality, which will take time, and further frustrate Washougal's efforts to reallocate a yet determined and undefined number of jobs.

Again, thank you for the opportunity to comment and for your continued efforts through this process. Washougal appreciates all the time you and your staff have put into this as well as the continued time and effort to see it through.

Sincerely,

Mitch Kneipp
Community Development Director

CITY HALL
1701 C Street
Washougal, WA 98671
(360) 835-8501
Fax (360) 835-8808

POLICE DEPARTMENT
1320 A Street
Washougal, WA 98671
(360) 835-8701
Fax (360) 835-7559