



Meetings are held at the
Ilwaco Fire Hall
301 Spruce Street East in Ilwaco, WA

**CITY OF ILWACO
PLANNING COMMISSION/CITY COUNCIL
Tuesday, October 7, 2025
Zoom Meeting ID 385 864 1217**

5:30 p.m. JOINT MEETING

AGENDA

- A. Call to order**
- B. Presentation**
 - 1. 2027 Comprehensive Plan Periodic Update**
 - 2. Integrated Stormwater and Outreach Project**
- C. Adjournment**



FACET

City of Ilwaco

2027 Comprehensive Plan Periodic Update

October 7, 2025

Agenda

- Overview of the Growth Management Act (GMA) / Purpose of Comprehensive Plans
- Overview of changes in State law
- Climate Element
 - House Bill 1181
- Draft Schedule
- Tribal and Public Engagement Opportunities
- Project Deliverables

Presenters

Alexandra
Plumb



Project
Manager

Matt
Covert



Senior Planner

Comprehensive Planning

- Long-range plan: Planning for a 20-year horizon
- Policies establish framework for future actions and regulations
- Required by the 1990 Washington State Growth Management Act (GMA)
- Anticipate, plan for, and accommodate growth, protect critical environmental areas, and conserve natural resource lands, such as farms and forests.
- *Communities need to review and revise their plans on a periodic basis to remain up to date on new state regulations.*



Ilwaco's Comprehensive Plan

Carefully manages how the City will grow

Includes a vision statement reflecting community values and priorities

Guides decision making, regulations, and investments in the community

Strives to ensure the health, safety, and well-being of all people living in the City

Comprehensive Plan Elements (Chapters)

Land Use

Economic Development

Community Vision

Public Facilities and Services

Housing

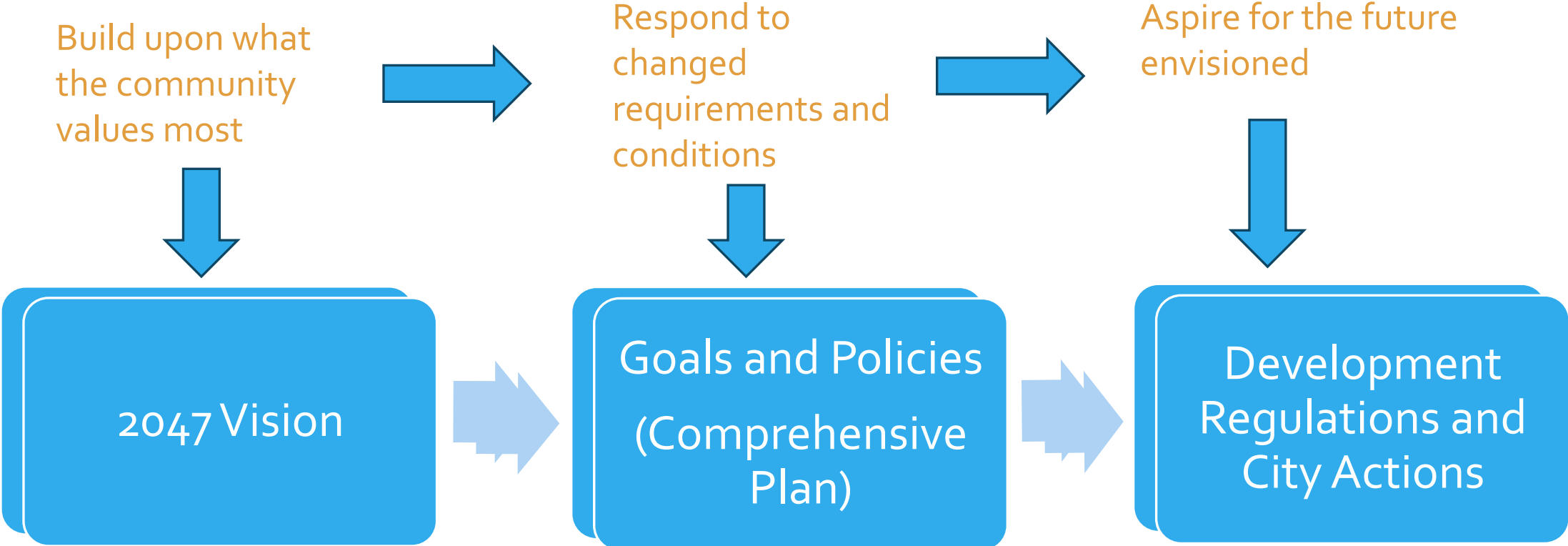
Transportation

Capital Facilities

Utilities

Climate Change and Resiliency *(NEW!)*

Scope and Outcome



New Housing Requirements

- **HB 1220:**
 - Planning for housing by income band
 - Provide for emergency housing, emergency shelters, permanent supportive housing
 - Policies/regulations to address racial disparities, displacement and exclusion in housing
- **HB 1337:**
 - Allows at least 2 ADUs per lot in zones that allow for single-family homes in urban growth areas



New Housing Requirements

- **HB 1110: (Middle Housing - Optional for small jurisdictions)**
 - *Homes compatible in scale, form, and character with single-family housing and contain 2 or more attached units, such as duplexes, triplexes, townhouses and cottage housing.*



Other Comprehensive Plan Topics to Note

Changes in the Housing Element will drive changes to the Land Use Element and potentially other elements:

- Economic Development
- Transportation
- Capital Facilities and Utilities Elements



Next Steps from CLIHP Grant

- Coordinate with County and other cities regarding status of Land Capacity Analysis (LCA)
 - Pacific County and Ilwaco are in progress
- Housing Allocations to be revisited once LCAs are complete



Climate Element

- HB 1181 (2023)
 - Requires integration of a new climate change element and resiliency sub-element with an emphasis on:
 - Climate resiliency;
 - Greenhouse gas (GHG) emission reduction;
 - Hazard mitigation; and
 - Advancing environmental justice.
 - Ilwaco is not required to develop a GHG emissions reduction sub-element but must encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled (VMT).



Resilience Sub-Element

Climate resilience goals and policies must include, but are not limited to, those designed to:

Requirement 1: Address natural hazards created or aggravated by climate change, including flooding, drought, heat, smoke, wildfire, landslides and other effects of changes to temperature and precipitation patterns;

Requirement 2: Identify, protect, and enhance natural areas to foster climate resilience, as well as areas of vital habitat for safe species migration;

Requirement 3: Identify, protect, and enhance community resilience to climate impacts, including social, economic, and built-environment factors, which support adaptation to climate impacts consistent

Climate Element Requirements

At least one climate resilience goal and supportive policy is required for each climate-exacerbated hazard that is relevant to Ilwaco (HB 1181)

Proposed amendments to existing policies will be covered in other Elements

Proposed goals and policies from the Climate Policy Explorer to address hazards identified for the City

Draft Schedule

August/September

- Website/StoryMap
- Community and Tribal Engagement Plan
- Project Work Plan
- Tribal Consultation
- Form Climate Policy Advisory Team (CPAT)
- Climate Survey
- Vision Survey

October - December

- Open House
- Commerce Checklist
- Commerce CAO Checklist
- Draft Land Capacity Analysis
- Coordination with County and other Cities

Tribal and Public Engagement Opportunities

- Website and StoryMap (*LIVE!*)
- Social Media
- Email Distribution List
- Surveys
- Open House
 - October 28th at 6:00 pm
- Tribal Coordination
- Planning Commission Workshops



Fiscal Year 1 Deliverables

Periodic Update Work Plan

Community and Tribal Engagement Plan

- Separate engagement plan for Climate Element

Department of Commerce Critical Areas Checklist

Periodic Update Checklist for Fully-Planning Jurisdictions

Population allocation and housing allocation

Land Capacity Analysis



Fiscal Year 2 Deliverables

Public Engagement Summary Report

Draft Critical Areas Ordinance

Draft Development Regulations Ordinance

Draft Comprehensive Plan Elements

- Including updated Future Land Use Map

Thank you!

Questions?



INTEGRATED STORMWATER PLANNING & OUTREACH PROJECT



AGENDA

- Project Background
- Phase 1 Recap
- Phase 2 Overview
- Expected Outcomes
- Discussion



DID YOU KNOW?

*“Today, 14 population groups of steelhead trout and Chinook, coho, chum, and sockeye salmon in Washington state are listed as threatened or endangered under the Endangered Species Act. Salmon recovery is a major component of the Climate Commitment Act, with **\$153 million** appropriated for salmon recovery projects in the state’s 2023-2025 budgets.” –WA Dept of Commerce*



WHAT IS THE SALMON RECOVERY THROUGH LOCAL PLANNING GRANT?

- + **Protecting and restoring habitat** is a critical component of **salmon recovery**
- + Effective integration of **salmon habitat protection** at the local planning level is vital to overall salmon recovery
- + Awarded by the **Washington State Department of Commerce**
- + Supports **long-range planning** in support of salmon recovery efforts
- + Grants are funded through the **state's Climate Commitment Act** and the U.S. Environmental Protection Agency (EPA)



WHAT IS THE SALMON RECOVERY THROUGH LOCAL PLANNING GRANT?

Grant awardees develop **comprehensive land management regulations** and enforcement strategies to **protect and restore salmon habitat and water quality** through the following activities:

- + Conducting **research and advancing new approaches** to water resource management
- + Incentivizing implementation of **low-impact development** and **green stormwater infrastructure**
- + Developing **wetland mitigation banks**
- + Creating an **urban tree canopy preservation** program



PHASE 1



SALMON RECOVERY GRANT PHASE 1

Integrated Stormwater Management & Outreach Project

- + Public Participation Plan
- + Project Work Plan
- + Technical Memorandum
 - + Existing Condition Analysis
 - + Case Studies
 - + Existing Local Projects
 - + Recommendations for Green Stormwater Infrastructure Opportunities

TIMELINE



PUBLIC PARTICIPATION PLAN



The plan included **outreach** that **raised awareness** with leaders, community groups, tribal partners, businesses, industries, and frontline and underrepresented communities.

Included the identification of a **technical advisory committee (TAC)** to be formed in Phase 2.

Plan Goals

- + Provide a coordinated effort to determine the existing issues related to stormwater management and green stormwater infrastructure.
- + Provide interested parties with timely information, an understanding of the process, and multiple opportunities to review and comment on the development of amendments and stormwater designs.
- + Inform the public about the project scope, goals, schedule, opportunities to provide input, and anticipated outcomes.
- + Recruit interested parties to ensure diverse and continuous participation throughout the project.

EXISTING CONDITION ANALYSIS



Comprehensive **evaluation of environmental and infrastructure conditions.**

Included analysis of **infiltration rates**, existing **impervious surface** areas, **drainage** patterns, urban **tree cover**, and flood-prone locations, potential sites for **green stormwater infrastructure**, **low-impact development**, and areas appropriate for **habitat protection or restoration.**

Findings

- + Most soil types within the city limits are considered to have high infiltration rates—ideal for green stormwater infrastructure.
- + The City’s stormlines are aging terracotta infrastructure.
- + Flooding has periodically been observed along Willow Street and north of U.S. 101 at Cooks Rd during heavy rain events.
- + Most of the area near the Wallacut River and the Vandalia Neighborhood is located within the designated FEMA floodplain.

CASE STUDIES



Review of **relevant case studies** and planning resources to identify effective strategies and best practices in **salmon recovery, green stormwater infrastructure, low-impact development,** and habitat **protection and restoration.**

Develop a tailored **suite of approaches** that are **practical, effective,** and **appropriate** for implementation.

Case Studies

- + Stormwater Parks
- + Bioretention
- + Rain Gardens
- + Proprietary Systems
- + Permeable Pavements
- + Dispersion & Infiltration Facilities
- + 6PPD-Q Treatment
- + Networked GSI

EXISTING LOCAL PROJECTS



Several **existing local efforts** may have a **nexus** with **green stormwater infrastructure** or **low-impact development** techniques to **improve water quality** within the city

Existing Efforts

- + Baker Bay and Grays Bay: Community-Based Coastal Resilience Action
- + Port of Ilwaco Green Stormwater Infrastructure (GSI) Project
- + Port of Ilwaco Flood Protection

OPPORTUNITIES



To effectively **manage stormwater** and **enhance environmental resilience**, the City of Ilwaco should prioritize **bioretention systems**, **permeable pavements**, and **vegetated swales**, which help reduce runoff volume and improve water quality by mimicking natural hydrology.

Opportunities from Phase 1

- + Outer Harbor Way SE roadside Compost-Amended Vegetated Filter Strips
- + Outer Harbor Way SE parking lot median bioretention basin
- + Vandalia Neighborhood stormwater detention and water quality improvement facility
- + Columbia Land Trust wetland habitat restoration
- + Tract C outlet to Wallacut River improvement
- + *Additional projects will form from engagement projects in Phase 2*

An underwater photograph of salmon spawning in a river. The fish are positioned over a bed of dark, smooth river stones. Numerous bright red eggs are scattered across the stones. The water is clear, and the lighting is natural, highlighting the textures of the fish and the environment.

PHASE 2



SALMON RECOVERY GRANT **PHASE 2**

Objective

Advance **salmon recovery**, **climate impacts resilience**, and encourage **regenerative stormwater management** in the City of Ilwaco through plan updates, green stormwater infrastructure, and low-impact development incentives, community outreach and education, and site-specific project identification/development.



SALMON RECOVERY GRANT PHASE 2

Tasks and Deliverables

- + Public Engagement
- + Comprehensive Plan Revisions
- + Municipal Code Updates
- + Design (1 or 2) green stormwater infrastructure projects
- + Develop grade-school, extracurricular, and/or adult educational programs
- + Urban Tree Canopy Retention
- + Identify and prioritize public GSI projects
- + Technical memorandum that includes a list of prioritized public projects and potential funding sources.



PROJECT OUTCOMES

- Updates to the City of Ilwaco's Comprehensive Plan and Municipal Code to encourage salmon recovery efforts, stormwater management, and habitat protection/restoration.
- Development of engineered GSI/LID designs for one or two public projects identified through public engagement opportunities.
- Updates to the language in IMC Chapter 14 (Development Standards) to encourage or incentivize LID/GSI for certain development proposals.
- Development of grade-school, extracurricular, and/or adult educational programs to ensure multigenerational understandings of watershed/hydrologic processes, salmon recovery, and climate resilience



PROJECT OUTCOMES

- Draft guidance, policies, and/or implementation of incentives in the Ilwaco Municipal Code and Ilwaco Comprehensive Plan to promote urban tree canopy retention.
- Coordination with Ilwaco Parks and Recreation Department and Public Works Department to develop a priority list of site-specific GSI interventions for public projects
- Development of a technical memorandum that includes a list of prioritized public projects and potential funding sources.

TIMELINE

SEPTEMBER

Phase 2 Initiated

APRIL

Develop Urban Tree Canopy Code

SEPTEMBER

Revise Municipal Code

2025

NOVEMBER

Revise Comp Plan

2026

MAY

Educational
Implementation Plan

2027

JANUARY

Tech Memo

THANK YOU

Alexandra Plumb (she/her)

(425) 354-5981

aplumb@facetnw.com

www.facetnw.com

