

## 2.0 Land Use

### Introduction

The Land Use Element is the foundation of the comprehensive plan and ensures Washougal can balance future population growth, employment growth, and the infrastructure needs with sustainability. Land use policies housed in this element guide the interpretation of functional plans, the land use regulations, zoning, and other municipal regulations which are the implementation tools used to further accomplish the vision identified in this plan.

Land use designations on the Future Land Use Map (FLUM) are the basis for establishing zoning which determines where people can live, work, shop, and recreate in Washougal. The FLUM and goals and policies in this element are the roadmap for where focused growth and investment would be most impactful to equitably support future growth over the next 20 years.

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 the following through the year 2045:

- 24,874 residents (6,724 new residents)
- 3,735 new housing units
- 2,100 new jobs

### Vision

In 2022, the City began work on a five-year strategic plan which was intended to establish the City's priorities, goals, and objectives for the continued prosperity and success of Washougal. As part of that effort, the City developed a vision statement which embodies the community's shared aspirations for the future. Input from residents, business leaders, and community groups was gathered through various methods including open houses, stakeholder engagement groups, and community forums and online engagement. The vision statement below is a summation of this effort and describes a future Washougal the community strives for.

*“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.”*

With this vision in mind, the City began the periodic update process with the development of land use alternatives to meet projected population, housing and job needs for the next 20 years.

## Regulatory Framework

### Growth Management Act

The Washington State Growth Management Act (GMA) requires the City of Washougal to include a Land Use Element in its comprehensive plan that identifies certain mandatory elements. As such, the Land Use Element includes the following required features:

- 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.
- Provide for protection of the quality and quantity of ground water used for public watersupplies.
- Where applicable, the land use element will review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute the waters of the state.
- Wherever possible, the land use element will consider 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 more appropriate sections.

### Relationship with other Elements

The land use element affects all elements in the Comprehensive Plan. Land use goals, policies, and strategies determine the distribution of different land use types within the city as well as to coordinate the other Elements in the plan. Accordingly, most goals, policies, and strategies within this chapter concern multiple elements simultaneously. For example, land use goals and policies work to establish a development pattern that co-locates multimodal transportation with higher density housing and amenities which impacts the Housing, Transportation, and Capital Facilities & Utilities Elements. Similarly, the land use goals work to establish a lower-density development pattern close to environmentally critical areas which coordinates with the Housing Element as well as the Climate Change & Resiliency Element.

## Conditions and Trends

### Population

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

*Table 2-1 Washougal and Clark County Historic Population and Percent Growth*

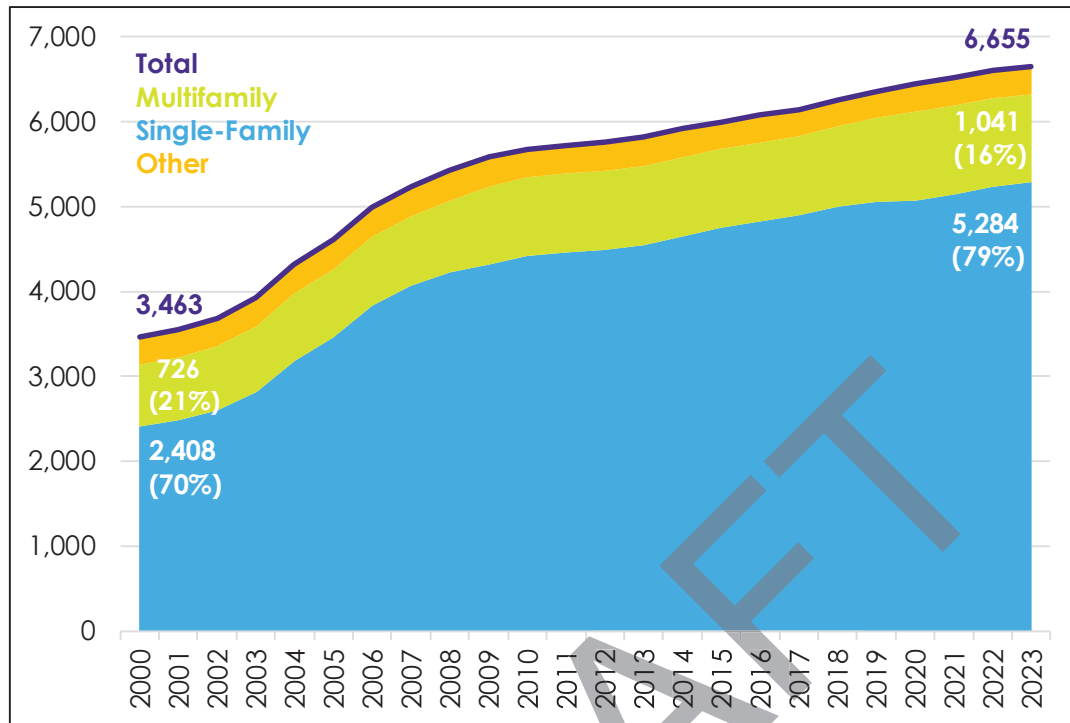
	2000	2010	2020	2023
County	345,238	425,363	503,311	527,400
Washougal	8,595	14,095	17,039	17,490

Source: Washington Office of Financial Management (OFM)

### 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 UGA. As detailed in the Housing Analysis Report, between 2000 and 2023, the City added 3,192 new housing units with a vast majority of those units being single-family. Housing units noted in this data set as “other” 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.

Figure 2-1 Washougal and Clark County Historic Population and Percent Growth

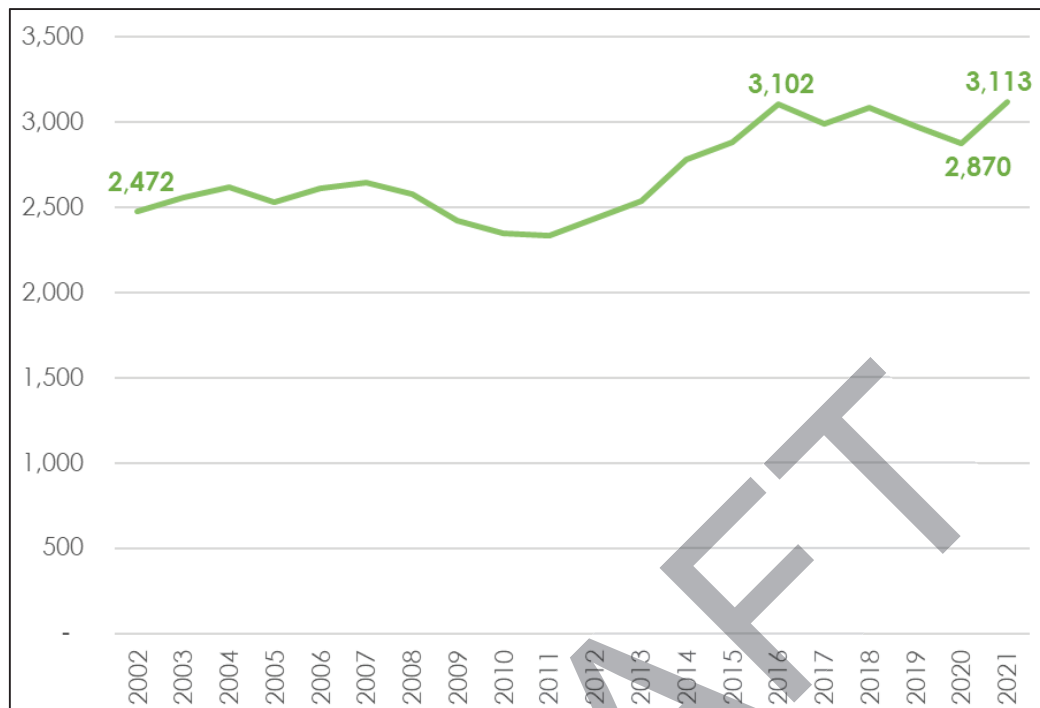


Source(s): Washington Office of Financial Management, 2003, 2016 & 2024; Community Attributes, Inc 2024.

## Employment

Washougal has continued to experience job growth. Between the years of 2002 and 2021, the City added 641 jobs. As noted in Table 6, the City experienced two significant dips in employment during that time period. The first, was a result of the market crash of 2008 and the subsequent recession, which affected job growth for several years in Washougal. The second drop was seen in 2020 in response to the COVID-19 pandemic. However, following the pandemic, the City reached a new high for overall employment. Further discussion regarding the City's economic conditions and development strategy will be covered in the Economic Development Element.

Figure 2-2 Total Historic Employment, Washougal, 2002-2021



Source(s): U.S. Census OnTheMap, 2002-2021; Community Attributes, Inc. 2024.

## Land Use Concepts

Following confirmation of the population, housing and job allocations by Clark County, the City began evaluating land capacity to determine whether an expansion was necessary to achieve the allocations. The City collaborated with Clark County to set assumptions to inform the vacant buildable lands model (VBLM) which calculates development capacity. This was the basis for developing land use alternatives and ultimately in determining the future land use map.

## Land Use Assumptions

In order to determine the land that would be necessary to accommodate projected growth, the following assumptions were developed and enacted by Clark County through the issuance of various technical documents including the “VBLM Methodology Document,” “Issue Paper 4: Planning Assumptions” and “Issue Paper 5: Population, Housing and Employment Allocation”:

- The 20-Year population projection county wide will be 718,154.
- The planned population growth, or new growth county wide, will be 190,754.
- The Urban/Rural population growth split is 95/5.
- Annual population growth rate is assumed to be 1.4% per year.

- There were 12,000 housing units added countywide between 2020-2023.
- The ratio of single-family to multifamily housing is based on planning density.
- Persons per household is assumed to be 2.67.
- There will be 73,500 new jobs county wide.
- The jobs to household ratio will be 1:1.
- The residential infrastructure deduction is 31.5%.
- The commercial/industrial infrastructure deduction is 25%.
- Residential VBLM includes a 10% never to convert market factor on vacant land and 30% never to convert factor on underutilized land.
- 50% of available constrained (critical) residential land will not convert.
- 20% of available constrained (critical) commercial and mixed use land will not convert.
- A 6% vacancy rate for residential housing units as required under HB 1220.

## Population and Density Forecasts

The projected population for Washougal in 2045 is 24,874 persons. This represents an annual growth rate of approximately 1.37% over the existing population estimate for 2024 of 18,026 persons.

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.

## Land Use Designations

A number of land use designations guide the City in the distribution, location, and extent of the use of land within its UGA. It is through these designations, and their incorporation into the future land use map, that the City will be able to implement the goals and objectives of the Comprehensive Plan. The city has five (5) comprehensive land use categories: Residential, Commercial, Town Center, Industrial and Institutional and Public District. Land use designations break down further into specific zoning designations as summarized below.

Table 2-2 Land Use Designations Summary

Zoning Designation	Densities	Description and Characteristics
<b>Residential</b>		
R1-15	15,000 sf lots	<ul style="list-style-type: none"> <li>Provides residential areas of lower urban densities (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>
R1-10	10,000 sf lots	<ul style="list-style-type: none"> <li>Provides residential areas of lower urban densities (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>
R1-7.5	7,500 sf	<ul style="list-style-type: none"> <li>7,500 square foot lot size.</li> <li>Same features as R1-5.</li> </ul>
R1-5	5,000 sf	<ul style="list-style-type: none"> <li>5,000 square foot minimum lot size.</li> <li>These districts are located primarily in areas to 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>Encourages integration of medium density housing with easy access to shopping and services, employment, transportation, and public parks.</li> <li>Some convenience commercial is allowed as a conditional use (3,000 ft or less).</li> </ul>
AR-16	16 units per acre	<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>Allows for flexibility in design to encourage creative approaches to this intermediate variation of the multifamily residential district.</li> <li>Encourages the preservation and enhancement of the existing building stock as well as its conversion to higher density uses.</li> </ul>
AR-22	22 units per acre	

		<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>		
Convenience Commercial (CV)	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 multi-family 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 these commercial districts adjacent to neighborhoods serves to reduce vehicle miles traveled and contributes to a more viable neighborhood atmosphere.</li> </ul>
Community Commercial (CC)	30 units per acre	<ul style="list-style-type: none"> <li>Provides goods and services to a more regional rather than local market area.</li> <li>Generally, the mix of permitted uses is intended to encourage a pedestrian-friendly environment, one that does not promote extensive vehicle travel. For this reason, 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 multi-family 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>



Highway Commercial (CH)	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>• Serves the needs of highway travelers, conveniently.</li> <li>• Uses include intensive commercial activities and establishments that rely on highway-oriented, passerby traffic.</li> <li>• Characteristics of these sites include high visibility from highway traffic, large sites, and immediate highway access.</li> <li>• This district is not normally suitable adjacent to lower density residential neighborhoods, without mitigation efforts to address compatibility.</li> <li>• This district is designed to be the least restrictive of all the commercial districts.</li> <li>• High-density multi-family 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>Town Center</b>		
Town Center Core (TC-C)	Based on Floor Area Ratio (FAR). See WMC Section 18.35	<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 a principal pedestrian corridor.</li> <li>• Over time, parking should be increasingly located within structures.</li> </ul>
Town Center East Village (TC-EV)	Same as above	<ul style="list-style-type: none"> <li>• This district is envisioned to have a mixture of higher density housing and retail contained 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)	Same as above	<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> </ul>

		<ul style="list-style-type: none"> <li>Any development should be low-rise.</li> <li>The district should also contain public buildings and uses.</li> </ul>
<b>Industrial</b>		
Light Industrial (IL)		<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 locating 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 and other nuisance characteristics.</li> <li>Certain commercial activities are also included as permitted uses in this district.</li> </ul>
Heavy Industrial (IH)		<ul style="list-style-type: none"> <li>Provides suitable areas for manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing and trucking.</li> <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 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>The heavy industrial district is highly unsuitable adjacent to residential districts.</li> </ul>
<b>Institutional and Public District</b>		
Institutional and Public District (IP)		<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>The institutional and public district provides</li> </ul>

		<p>for major institutional and governmental activities such as schools, public parks, government offices, utility structures, and other similar public and semipublic uses.</p> <ul style="list-style-type: none"> <li>• Certain uses that are 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>
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## Overlays and Subareas

**Columbia River Scenic Gorge Area:** This overlay applies to all land mapped in the “Land Use Designations Map,” adopted as part of the Columbia River Gorge National Scenic Area Management Plan. Policies and regulations for development in this overlay are enforced by the Columbia River Gorge National Scenic Area Management Plan, separate from the City’s Comprehensive Plan.

**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 Urban Growth Boundary. 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 while preserving, to the greatest degree possible, the environmentally sensitive areas and open space opportunities within the subarea while balancing these interests with those of 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 urban growth areas and direct denser residential and employment development towards the town center.

## Future Land Use Map (FLUM)

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 Plan, these alternatives were developed, reviewed and a preferred land use alternative was selected.

The Future Land Use Map maintains existing land use designations throughout the City including implementing changes as part of the Northeast and Northwest Urban Growth Area Subarea plan approved by the City following the last periodic update process in 2015. The plan promotes a mix of uses in the town center and along the waterfront, with emphasis on housing in these areas. The plan also considers the implications of both State required middle housing and accessory dwelling unit (ADU) regulations on the land use alternatives, a rate of development was established for both vacant and developed lots within the City.

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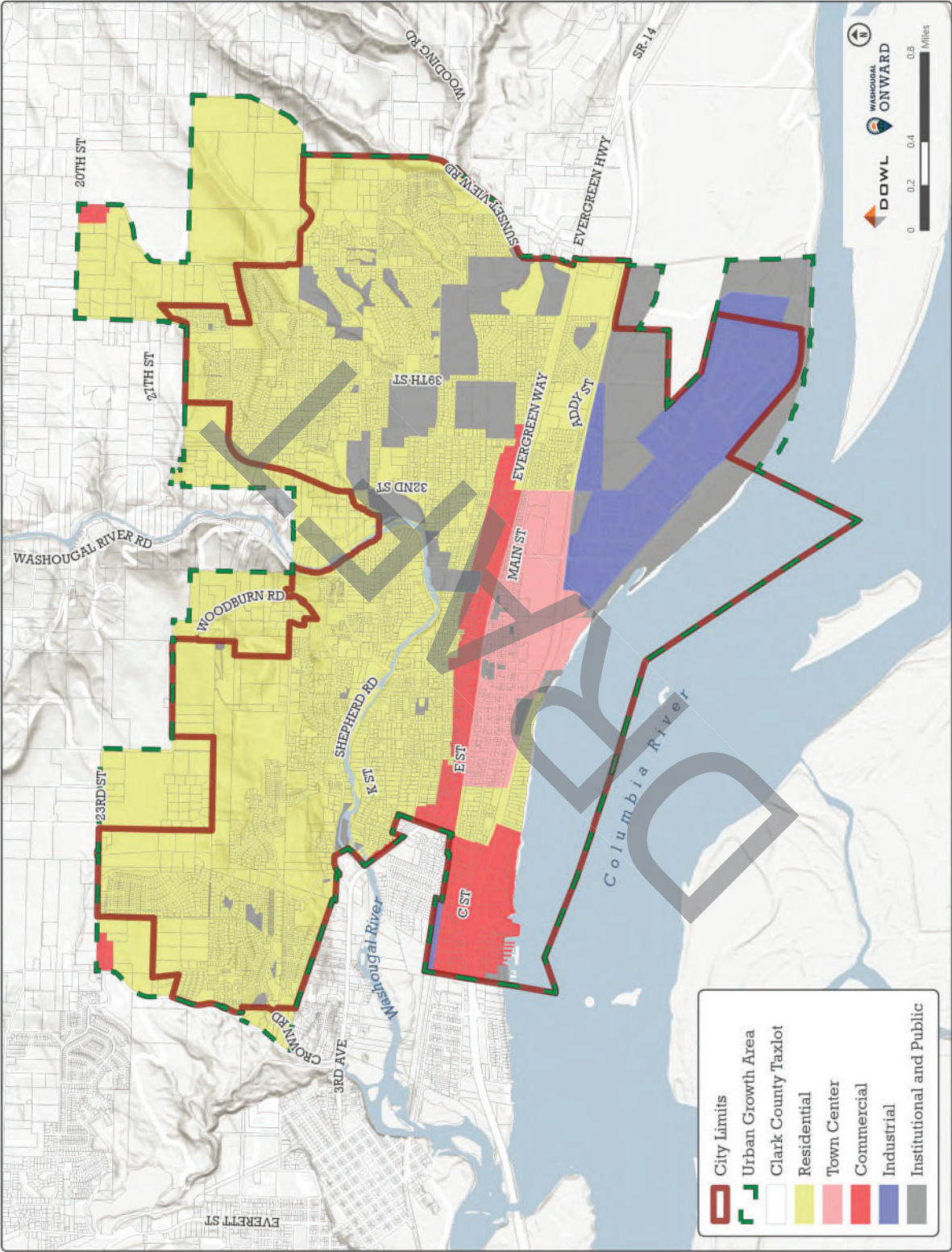


Figure 2-3 Future Land Use Map



## Land Capacity

The following table identifies the distribution of land by district and provides an estimate of built and buildable based on the Vacant Buildable Lands Model (VBLM) performed by Clark County Geographic Information System.

*Table 2-3 Amount and Percent of Land Devoted to Various Zoning Districts (VBLM)*

Type of Zoning	Total Acres	Built Acres	Not Buildable Acres	Buildable Acres
<b>Residential</b>	2,753.57	1,091.63	1,221.15	753.11
R1-5	274.14	83.74	167.48	94.36
R1-7.5	1,078.11	587.79	386.43	213.46
R1-10	538.04	179.27	252.42	164.49
R1-15	775.87	173.96	397.13	273.36
AR-16	33.92	19.21	13.07	4.80
AR-22	53.12	47.66	4.62	2.64
<b>Town Center</b>	165.64	88.11	40.43	45.42
TC-C (Town Center – Core)	70.83	51.00	14.06	11.59
TC-EV (Town Center – East Village)	60.76	6.05	24.11	31.85
TC-WV (Town Center – West Village)	34.05	31.06	2.25	1.98
<b>Commercial</b>	193.82	100.56	57.57	56.99
CV (Convenience)	1.58	1.24	0.11	0.23
CC (Community)	100.25	64.00	22.78	22.83
CH (Highway)	92.00	35.32	34.68	33.93
<b>Industrial</b>	317.54	151.76	139.29	61.03
LI (Light)	0	0	0	0
HI (Heavy)	317.54	151.76	139.29	61.03
<b>Institutional and Public</b>	607.53	0.00*	607.53	0.00*

\*The VBLM does not consider these municipally owned properties in the Built or Buildable calculations

Source: Clark County GIS

## Goals, Policies and Strategies

### Land Use Strategy

**GOAL 1:** To create a city with 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.

Policy 1-B: The City will encourage citizen participation throughout the land use planning and administration process.

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 Strategy

**GOAL 2:** To design a community whose form and function capitalize on the area's natural scenic beauty, the economic advantages of its multi-modal accessibility and its proximity to the Columbia River Gorge National Scenic Area 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.
- Policy 2-B: The City will pursue the development and rehabilitation of neighborhoods that are safety conscious in design and promote neighborhood 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.
- 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, and appropriate streetscapes.
- 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, subject to full compliance with current development standards.

## Residential Strategy

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 can accommodate the diverse resources of 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.
- 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 in an efficient and cost

effective manner.

Policy 3-D: The City will address the need to enhance and preserve the existing housing stock and the neighborhoods in which it exists through land use policies that are conducive to existing neighborhood character.

## Commercial Development Strategy

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

**GOAL 4:** To concentrate retail, service, professional, and other commercial activity in the downtown core district and only provide for special purpose commercial uses (Highway/Tourist or Neighborhood) at other strategic locations identified on the plan map.

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 and incentive programs.

Policy 4-C: The City will create tourist service zones within the City in which commercial services related to tourism will be aggregated to efficiencies in access, signage, and interaction.

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

## Industrial Development Strategy

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 socio-economic character of Washougal.

Policy 5-A: The City will encourage the continued economic viability and expansion of existing industrial enterprises.

Policy 5-B: The City should direct future industrial growth to the Camas-Washougal Port Industrial Park and to other appropriate industrial lands.

Policy 5-C: The City should enhance transportation access to industrial properties in order to facilitate the movement of both employees and business/industrial activities.

Policy 5-D: The City will ensure the availability of adequate supply of developable industrial land through appropriate zoning.

Policy 5-E: The City should encourage desired industrial development through the provision of adequate infrastructure for industrial uses.



## Transportation Development Strategy

Pursuant the GMA, the Transportation Capital Facilities Plan (TCFP) is the basis for the City's Transportation Element and is adopted by reference. Additional goals and policies can be found in the TCFP.

**GOAL 6:** To establish an efficient, inter and intra city circulation system which, by design, integrates the full range of land uses in a way that accommodates and encourages a variety of transportation alternatives such as carpooling, public transit, bicycles and walking.

Policy 6-A: The City will coordinate its transportation system with those of neighboring communities, Clark County, and the State of Washington.

Policy 6-B: Washougal should improve north-south movement within the city in order to improve access to and encourage the use of downtown services by city residents.

Policy 6-C: The City should improve facilities and circulation patterns for all modes of transportation among residences, places of employment, commercial places, and public services.

Policy 6-D: The City should take active steps towards improving public transit access, especially in employment dense areas, through the addition of additional service routes and bus stops.

## Open Space Development Strategy

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

**GOAL 7:** Satisfy the recreational needs of the citizens of the City of Washougal.

Policy 7-A: The City will prioritize acquiring and developing parks and open space.

Policy 7-B: Encourage the cooperation and coordination between public jurisdictions and private enterprise in the provision of recreational services and level of service standards.

Policy 7-C: Prioritize public access to natural and resource lands and water.

Policy 7-D: Ensure identified open space corridors within and between urban growth areas, are developed responsibly with appropriate uses including recreation, wildlife, trails, and connection of critical areas.

## Groundwater Protection Strategy

Further analyses and policies are contained in Chapter 2: Natural Resources & Critical Areas.

**GOAL 8:** To protect and improve the quality of life through the protection of ground water quality and quantity.

Policy 8-A: Ensure all standards and regulations applicable to waters within the

City of Washougal are enforced and coordinated.

Policy 8-B: Enforce the wellhead protection ordinance in order to maintain the high quality ground water resources enjoyed by the city.

Policy 8-C: Provide quality water for public water supplies and other beneficial uses.

## Sustainable Development Strategy

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 9:** Mitigate the risk to lives and property posed by wildfires by 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 9-A: Provide residents living in the Wildland-Urban Interface (WUI) areas information about fire prevention practices.

Policy 9-B: Ensure city building code regulations support fire prevention practices.

Policy 9-C: Support the development of community wildfire protection plans.

Policy 9-D: Encourage undergrounding of existing overhead transmission lines within the WUI.

Policy 9-E: Discourage new development of critical and essential facilities in the WUI, consistent with the Hazard Mitigation Plan.

GOAL 10: Future climate goal/policy.