



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Tuesday, January 7, 2025
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Oath of Office: Niall Glavin**
- 4. Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Minutes from the 12/04/2024 Meeting**

IV. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and Motion: 2025-2045 Comprehensive Plan Vision Statement - Claire Lust, Community Development Director**
- 2. Motion: 2025 Planning Commission Work Plan - Claire Lust, Community Development Director**

V. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VI. STAFF REPORTS

VII. FROM THE COMMISSION

VIII. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: January 7, 2025

AGENDA ITEM NAME: Approval of Minutes from the 12/04/2024 Meeting

SUMMARY/BACKGROUND:

STAFF CONTACT:

ATTACHMENTS:

1. 12.04.2024 Minutes



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
DECEMBER 4, 2024**

Regular Meeting - 6:30 PM

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**

Present:

Commission Member Amanda Swenson
Vice Chair Richard Amerman
Commission Member Patrick Flynn
Chair Mark Tyler
Commission Member Stephen Mullinax
Commission Member Magdalena Butler
Commission Member Richard Wolf

3. Late changes to the agenda

No late changes to the agenda.

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

No public comments were made.

III. CONSENT AGENDA

1. Approval of Minutes from the 10/02/2024 Meeting

Commissioner Flynn moved to approve the Consent Agenda. Seconded by Commissioner Swenson. Ayes all. Motion passed unanimously.

IV. PUBLIC HEARING/BUSINESS

- 1. Public Hearing: Royle Ridge Mixed Use Overlay Expansion - Claire Lust, Community Development Director**

Claire Lust, Community Development Director, presented on the Royle Ridge Mixed Use Overlay Expansion. The proposal is an expansion of the RMUO across several commercial parcels near Pioneer and Royle road. She stated this proposal is for the zone change only, no development is being proposed at this time. She stated she will be asking for a recommendation to bring to council.

Mike Odren, the applicant's representative for this proposal, introduced himself and his team. He stated he is available for any questions and did not have anything further to present.

Commissioner Flynn inquired about the current zoning and grading of the properties.

Commissioner Amerman questioned the possibility of expanding the mixed use overlay to the entire area. He stated he is in favor of the proposed change.

Commissioner Mullinax inquired about the topography of the property near Allen Canyon Creek.

Commissioner Wolf asked Ms. Lust about adjacent areas regarding the proposal. He asked about critical areas and if residential or commercial zoning would impact buffering requirements.

Discussion occurred regarding the original zoning as well as a zone change versus a comprehensive plan amendment.

Chair Tyler inquired about the percentages of residential and commercial use.

Commissioner Amerman inquired about the ownership in the southwest corner.

PUBLIC HEARING OPENED AT 7:15 PM.

No comments were made.

PUBLIC HEARING CLOSED AT 7:16 PM.

Commissioner Flynn asked Ms. Lust about pros and cons for the proposed mixed use overlay expansion regarding future development. Discussion occurred regarding CCB zoning versus RMUO zoning.

Ms. Lust discussed how recommendations could be made for specific outcomes in development projects.

Commissioner Flynn questioned the staff report in regards to "warehousing other than self storage".

Chair Tyler asked Mr. Odren about the percentages for residential and commercial. He then asked Ms. Lust about a development agreement.

Chair Tyler asked for a motion to recommend the proposal.

RESULT:	(UNANIMOUS)
MOVER:	Commission Member Patrick Flynn
SECONDER:	Commission Member Stephen Mullinax
AYES:	Commission Member Swenson, Vice Chair Amerman, Chair Tyler, Commission Member Butler, Commission Member Wolf

Commissioner Flynn moved to recommend approval of the Royle Ridge mixed use overlay expansion. Seconded by Commissioner Mullinax. Commissioner Wolf and Commissioner Swenson stated they still had comments after motion was seconded.

Commissioner Wolf questioned if anyone had a comment about the development agreement.

Ms. Lust stated she will bring all comments and discussion to council. She understands the recommendation has been made to council to accept the RMUO expansion as proposed.

Commission Wolf mentioned to encourage as much density as possible.

Commissioner Swenson questioned if the vote included a development agreement.

Chair Tyler stated that the motion specifically does not include a development agreement but it will be passed on to city council. He stated the motion carries.

2. Discussion: 2024 and 2025 Work Plans - Claire Lust, Community Development Director

Ms. Lust opened discussion about the 2024 Planning Commission Work Program and possible 2025 additions.

Commissioner Wolf discussed the intersection extension to battle ground to decrease traffic for Pioneer and I-5. He recommended a collaborative workshop with other planning commissions in Clark County as well as Ridgefield City Council. He also recommended representation from planning commission for the Ridgefield Junction Association annual meeting.

Commissioner Flynn echoed Commissioner Wolf's recommendation about collaborative workshops. He mentioned the speed limit in downtown is concerning as well as the native plant requirements.

Commissioner Butler agreed with collaborative workshops as well as a quarterly joint meeting.

Commissioner Amerman recommended the wording in the 2025 work program contain actionable steps in regards to work sessions.

Commissioner Butler stated that education for the community in regards to what planning commission can and cannot do would be helpful.

Commissioner Mullinax agrees education on the website about zoning would be helpful.

Chair Tyler recommended that a very specific 2025 work plan would be helpful in scheduling joint workshops.

V. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

Comments received during public testimony can be heard on the City's website under [Planning Commission | Ridgefield, WA \(ridgefieldwa.us\)](https://www.ridgefieldwa.us/planning-commission)

VI. STAFF REPORTS

Claire Lust, Community Development Director, thanked everyone for bearing through technical issues. She announced upcoming community events and the January planning commission schedule change.

December 7th is Hometown Celebration. More information can be found on the city's website.

December 5th and December 19th City Council will meet at 6:30PM. Carty Road will be discussed on December 5th.

The next Planning Commission meeting will be held on Tuesday, January 7th at the normal time and place.

VII. FROM THE COMMISSION

Commissioner Butler stated there is a lot of events happening and recommended to attend community events as well as school events.

Commissioner Amerman stated he was very impressed with the Steel Ridge Robotics team at the high school. He attended a training for junior high students that was led by the high school. He stated he lives near the proposed zone change and is excited about the growth occurring.

Commissioner Flynn thanked the city staff and commissioners for preparing for this meeting. He attended the high school women's soccer game for the final four and congratulated them for winning. He announced Commissioner Swenson's final meeting was tonight as her term is up. He stated she always came prepared and asked very important questions. He thanked her for her time and excellence in the job.

Commissioner Mullinax thanked Commissioner Swenson for her service. He apologized for missing the last meeting. He attended the parks board meeting and he appreciated the trail information that was presented. He encouraged to check in on people as the holidays are near.

Commissioner Wolf thanked the staff. He stated the contractors for the Pioneer road project have done a great job in still keeping traffic flowing. He wishes everyone happy holidays.

Commissioner Swenson stated she is excited about sidewalk improvements. She has enjoyed the last four years she has been on planning commission. She stated the city has changed a lot and she enjoys seeing the growth. She thanked city staff and wishes everyone the best.

Ms. Lust thanked Commissioner Swenson for all the time and effort she has put in. She stated she will be missed.

Chair Tyler thanked the staff and public for being here. He stated that if he ever had questions about planning commission he should go to Commissioner Swenson. He stated she is very knowledgeable and helpful and thanked her for her time.

Chair Tyler stated that the January planning commission meeting will be rescheduled to Tuesday, January 7th at 6:30PM.

VIII. ADJOURN

Kaylee Moore, Planning Commission Clerk

Mark, Chair

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: January 7, 2025

AGENDA ITEM NAME: Public Hearing and Motion: 2025-2045 Comprehensive Plan Vision Statement

SUMMARY/BACKGROUND:

In Spring 2024, the team working on Ridgefield's 20-year growth management plan update (Envision Ridgefield 2045) began collecting community feedback on the city's future. In 19 conversations with community groups, tabling at the State of the City, and an online survey with 330 respondents, participants answered two primary questions:

- "What makes Ridgefield special today? What should we strive to conserve or enhance?"
- "What about Ridgefield would you like to see change in the future? What can improve?"

The results from this outreach were used to draft a community vision, which was shared for feedback during a community workshop on September 10 and via a second online survey from September 10 through October 4. The comments from the approximately 20 workshop attendees and 180 survey participants were used to refine the draft community vision.

In this meeting, Planning Commission will review, discuss, and hold a public hearing on the most up to date community vision. The Commission will then have an opportunity to forward a recommendation to City Council.

The following documents are included as attachments:

- August 22, 2024 Draft Vision Themes.
- November 11, 2024 Community Workshop and Online Survey #2 Summary Results. Note that the community workshop and survey also covered land use alternatives. These alternatives will be the subject of a future public hearing. This hearing is on the vision statement only.
- December 23, 2024 Updated Vision Statement.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Ridgefield Vision Themes-2024-08-22
2. Ridgefield Workshop #1 Summary 2024-11-07
3. Ridgefield Updated Vision Statements-2024-12-23

Envision Ridgefield 2045

Draft Vision Themes

August 22, 2024

The City of Ridgefield has initiated Envision Ridgefield 2045, a process to update the city's comprehensive plan and five public facilities plans. A first step in the comprehensive plan process is to create a community vision that reflects what the community would like Ridgefield to be in 20 years. Engagement activities thus far have included 19 community conversations, one tabling event at the State of the City, and an online survey which captured 330 responses. For each of these activities, participants were asked to answer two primary questions:

- "What makes Ridgefield special today? What should we strive to conserve or enhance?"
- "What about Ridgefield would you like to see change in the future? What can improve?"

Those aspirations were used to draft themes that will inform the ultimate vision. The following is summary of frequent comments and sample responses listed under the draft themes.

Small-Town Charm

- Preserve small-town charm and quaint downtown
- Strengthen community bonds through safe, friendly neighborhoods
- Continue popular gatherings
- Enhance feeling of being connected and valued
- Support local schools and businesses
- Maintain culture of volunteerism
- Celebrate multi-generational families
- Create inclusive spaces and programs
- Celebrate diversity
- Provide family-oriented events and activities for all ages

The feeling of a safe, tight-knit community with a charming downtown and holiday/seasonal activities. The charm and warmth of Ridgefield is what pulled us here about 6 years ago. I know it's only natural that growth is coming, and we're excited about it but hopeful that this feeling of family, safety, and community will remain. We love to visit downtown: the food trucks, waterfront, parks and non-chain restaurants.

We love the civic festivities put on by the City of Ridgefield and Downtown organizations: the First Saturday events, the farmers markets, the Fourth of July parade, fun runs, tree lightings, festivals, etc. It is these things that people dream about when they think of moving to a small town.

I love the spirit of volunteerism in Ridgefield.

There needs to be more walkability and multigenerational housing.

Because of Ridgefield's growth, its population is becoming more diverse. We need to encourage more women and people of color who live here to run for office and apply for Boards and Commissions.

Growth and Infrastructure

- Balance growth and livability
- Promote sustainable development
- Fund infrastructure maintenance and upgrades
- Enhance connectivity
- Prioritize safety enhancements for traffic flow and pedestrians
- Promote walkable neighborhoods and multi-use trails and bike lanes

I like that we are growing. I love the idea of everything I need being in Ridgefield and not having to drive to Vancouver all the time. I just think limit the growth spaces so some of the older spaces still stay the same.

Cookie cutter developments, tiny lot sizes, growing too rapidly without infrastructure to support it. I would like to see consistency in design, I would like for farmers and elderly residents to not be priced out of their homes.

Infrastructure of the roads to support the growth.

Roads and safety along all major roads. Hiking, biking along all major roads. Support for schools in our community, so Ridgefield can continue to grow with good schools and youth that are engaged in our community. All this makes for a safer and better city.

Interconnectivity to all current and future housing developments via roads and sidewalks. The East side of Ridgefield has housing communities with no sidewalks to connect back to current and future shopping centers. McCormick Creek and Greely Farms as examples. Safe sidewalk access/bike lanes would connect the community together.

Community Health and Well-Being

- Provide a variety of services and amenities
- Provide health care services and recreational opportunities
- Develop community facilities
- Enrich lives of seniors and teenagers
- Promote business diversity and growth
- Enhance the downtown experience

Health oriented services like the YMCA, gyms, trails, and public recreation spaces aren't keeping pace with growth.

There is a strong imbalance between services/amenities and the growth we've seen recently. We need more small commercial and entertainment options. Something to do with the family/friends locally. Shopping, recreation, entertainment (music, movies, etc.)... some sports amenities would be nice as well.

There are no adequate or meaningful centers for seniors, or youth programs downtown.

I wish we had more third place type businesses coming into the city, such as coffee shops, restaurants, wine tasting rooms, breweries or family-friendly entertainment options.

We would love to see more large parks, an update to Davis park, splash pads, outdoor pools (neighborhood or another public option) and more outdoor activity options (pickle ball courts, etc.)

Equity and Inclusion

- Prioritize transparency
- Engage in robust community engagement
- Support inclusive decision-making
- Honor local traditions and legacy

I'd like to see the City hold round table meetings to help the community understand how we are governed. Why it's important to be involved. How can the council better represent our growing diversity?

Love the communication and engagement by the city to the community - keep it up!

Preserve the small-town traditions and feel.

My family dates back in Ridgefield close to 100 years. I am 3rd generation Ridgefield native, raising the 4th generation here as well. What makes Ridgefield unique, and what I see we must preserve, are families like mine that have such a rich history and love for this community.

Environmental Conservation and Natural Beauty

- Preserve and enhance natural areas and scenic landscapes
- Highlight the Ridgefield National Wildlife Refuge
- Use sustainable building practices and native landscaping
- Be a beacon of natural beauty and environmental stewardship
- Promote harmony between community and conservation

Preserve our beautiful skyline and nature.

The open land and nature spaces that are throughout Ridgefield are amazing. The wildlife that is present because of these open nature spaces.

The wildlife refuge and the trails are super attractive in Ridgefield. Aside from the refuge, more parks/trails in general can be helpful in promoting biking/walking to different areas of the town.

We are behind in making sure we are conserving and restoring our local ecology. We are building housing so quickly, but the impacts on our watershed and green areas are not being addressed in front of the growth so that we maintain a healthy local environment and mitigate the ever more obvious effects of climate change.

Less growth, especially at the expense of farmland and green space. Emphasis on higher quality builders who use more sustainable building practices.



Envision Ridgefield 2045
Comprehensive Plan Update
Community Workshop #1 & Online Survey #2
September 10th, 2024

Overview

Envision Ridgefield 2045 is a process to update the city's comprehensive plan and five public facilities plans. A first step in the comprehensive plan process is to create a community vision that reflects what the community would like Ridgefield to be in 20 years. Engagement activities thus far have included 19 community conversations, tabling at the State of the City event, and an online survey which captured 330 responses. For each of these activities, participants were asked to answer two primary questions:

- "What makes Ridgefield special today? What should we strive to conserve or enhance?"
- "What about Ridgefield would you like to see change in the future? What can improve?"

Those aspirations were used to draft themes that will inform the community vision and guide goals and policies in the comprehensive plan. The City hosted a Community Workshop on September 10, 2024, and conducted a second online survey from September 10 through October 4, 2024. The workshop and survey were used to gather feedback on the draft community vision themes and gain insights into future growth of Ridgefield and where growth might occur. The survey garnered 180 total submissions and 284 visits to the page. Approximately 20 people attended the workshop.

A large vision worksheet was provided at each table for community members to comment on the draft vision themes. Each table also had a large map of the city upon which community members placed color-coded dots to identify where they would like to see increased growth (green) or limited growth (purple) in Ridgefield. Red stickers were used to indicate locations where the city could accommodate new affordable housing. Each red sticker represented 250 housing units.

Community Vision Themes

Small Town Charm

- Preserve small-town charm and quaint downtown
- Strengthen community bonds through safe, friendly neighborhoods
- Continue popular gatherings
- Enhance feeling of being connected and valued
- Support local schools and businesses
- Maintain culture of volunteerism
- Celebrate multi-generational families
- Create inclusive spaces and programs
- Celebrate diversity
- Provide family-oriented events and activities for all ages

Approximately 78 percent of survey respondents support the 'Small-Town Charm' theme and description.

To preserve Ridgefield's small-town charm, residents advocate for balanced growth, proposing that multi-family housing be spread across the city rather than concentrated in specific areas. Many people support developing mixed-use, higher-density housing to create walkable neighborhoods that benefit local businesses. Key additions to the 'Small Town Charm' theme include high-quality schools, expanded art centers, regional cultural and music events, and a large park on the east side of I-5. Expanding community events, such as the farmers market, is seen as a way to foster a welcoming, small-town atmosphere.

Participants urge slowing development until schools and infrastructure can accommodate population growth, particularly in high-traffic areas, and some suggest a temporary moratorium on housing. Adhering closely to the Growth Management Act was also highlighted as a critical element for sustainable growth. Other participants recommend a free transit station on the west side in populated areas, transforming Pioneer Street into an east-west multimodal route. Creating more bike trails and walking paths and improving pedestrian safety on major roads are proposed to better connect the city. Strengthening community bonds through strategic planning and assessing past successes and failures are also seen as essential.

To promote inclusivity, residents suggest supporting advanced students, implementing Universal Design principles, and creating accessible physical spaces. Participants also suggest creating community hubs citywide and addressing the lack of senior assisted living facilities. Additional ideas include volunteer opportunities for new residents and creating a recognition committee to honor community contributors. Revitalizing the skatepark, offering incentives like grants to protect green spaces and wildlife habitats, and hosting neighborhood block parties and family festivals are proposed to enhance community engagement.

"walkability is missing. We need to connect our developments with paved trails for people of all ages and abilities. Studies show bike lanes that run parallel with cars are not used, nor should be used, by kids or our aging community. We need trail connectivity between developments, away from the cars and trucks. A trail system that engages and preserves our wildlife that keeps our cities "small-town charm" character."

"Encourage in-person gatherings. Expand the farmers market. Improve pedestrian safety crossing Pioneer. Attract "destination" businesses. Encourage a program that bridges seniors and children."

Growth and Infrastructure

- Balance growth and livability
- Promote sustainable development
- Fund infrastructure maintenance and upgrades
- Enhance connectivity
- Prioritize safety enhancements for traffic flow and pedestrians
- Promote walkable neighborhoods and multi-use trails and bike lanes

Approximately 69 percent of survey participants support the 'Growth and Infrastructure' theme and description.

Participants recommend monitoring pedestrian activity, enforcing curfews, and installing sound barriers for pickleball courts to address community needs. Improving transit, walking, and biking trails to connect the east side, downtown, and uptown Ridgefield is another priority, along with creating safe walking paths for students and better traffic management around schools, particularly around the high school and on Pioneer Street.

To support growth, participants advocate for increased housing density near downtown, while limiting single-family homes and prioritizing key services like schools, childcare, elder care, and healthcare. Expanding affordable housing with specific plans to implement this housing type is deemed essential, with suggestions for denser developments surrounded by parkland and connected trails. Enhancing downtown aesthetics, expanding community gathering spaces, and creating family-friendly areas are also highlighted by community members. Establishing neighborhood watch programs, maintaining ongoing community engagement efforts, and supporting emergency medical services and emergency funding were suggested as ways to foster a safe and cohesive community.

Participants emphasize expanding green spaces, adding native vegetation, shade trees, and wildlife corridors, and protecting natural habitats from overdevelopment. Integrating trails with scenic wildlife views and preserving open spaces are also important. Ensuring that growth aligns with the Growth Management Act and growth management plan, and closely monitoring infrastructure to keep pace with population increases are seen as crucial steps. Improved communication about developments and ensuring traffic circles enhance, rather than obstruct, driver visibility are also highlighted to support sustainable city growth.

“We need to tie together the need for connectivity and sustainable transport. At the moment there is no safe way to walk or cycle into Downtown Ridgefield. This needs to be urgently addressed as a matter of equity, safety and sustainability.”

Community Health and Well-Being

- Provide a variety of services and amenities
- Provide health care services and recreational opportunities
- Develop community facilities
- Enrich lives of seniors and teenagers
- Promote business diversity and growth
- Enhance the downtown experience

Approximately 74 percent of survey respondents support the ‘Community Health and Well-Being’ theme and description.

In order to support Community Health and Well-Being respondents emphasize the need for improved communication and transparency from the City regarding project timelines and progress. There is strong interest in community centers, senior centers, and indoor recreational facilities like the YMCA to serve all ages, with a focus on teens and seniors. Involving schools in community activities and creating youth-oriented spaces, such as teen centers, is also recommended to encourage positive social engagement.

Participants suggest expanding parks to include diverse amenities like bike tracks, skate parks, splash pads, tennis courts, and ball fields, along with revitalizing the waterfront and downtown to boost vibrancy. Preserving wildlife habitats and green spaces is a priority, with support for nature-friendly initiatives like tax incentives and workshops. Enhancing trail connectivity, adding shaded areas, and improving downtown walkability are also key goals.

Access to healthcare, including clinics, senior care, and urgent care centers, is a significant concern, along with social services like Meals on Wheels and health fairs for locals. Respondents expressed support for diverse, locally owned businesses over chains, with a call for incentives to attract family-run businesses and create youth employment opportunities. They also suggest increasing local amenities, such as medical facilities and restaurants, and integrating local coffee shops into downtown developments.

Safety improvements, including better sidewalks, bike lanes, and trail systems in high-traffic areas, are seen as essential for walkability and bike-friendliness. Other suggestions include installing cameras in public spaces, improving road maintenance, addressing fire safety, and removing public hazards. Respondents appreciate having a police presence and advocated for funding for financial and mental health support programs.

“We need an active senior center. Some place that caters to the seniors, providing emotional, educational, travel opportunities and social events, as well as health and exercise.”

“Education system is not well supported. Schools need to be built, and existing ones upgraded. Improve access to transportation. Improve employment opportunities. Health care facilities are limited. Overall general services are limited in the area, forcing drives into Vancouver.”

Equity and Inclusion

- Prioritize transparency
- Engage in robust community engagement
- Support inclusive decision-making
- Honor local traditions and legacy

Approximately 82 percent of participants support the ‘Equity and Inclusion’ theme and description.

To improve equity and inclusion in Ridgefield, participants recommend expanding in-person activities, parks, and recreational spaces, including adding recreation activities like a skatepark for youth and designated areas for senior gatherings to support all age groups. They also call for a variety of diverse events, such as festivals, cultural celebrations, and gatherings that support local businesses. To promote equitable access, participants suggest coordinating event schedules with neighboring communities and researching team-teaching methods to provide balanced learning opportunities.

Practical improvements were suggested, including better signage, more affordable housing options, and public transportation, as well as more inclusive community events. Enhancing transit connections to Vancouver and ensuring inclusive spaces for children are made available, like Harper’s Playground, are also priorities.

Concerns about transparency in city decision-making, particularly regarding projects like the splash pad and leadership transitions, led to a call for open communication and trust-building. Emphasis is placed on increasing diversity, equity, and inclusion efforts, especially for underrepresented groups, including BIPOC and LGBTQ+ communities. Many urge Ridgefield to improve representation in city council, boards, and community events, highlighting the need for leadership and activities that reflect the city's diverse population.

“Really look at what is missing to make Ridgefield safe and welcoming to all. Don't just look at what you are doing, but what you are not. Ask the hard questions, seek out and listen to the hard to hear answers.”

“Increase investment and support for the Multicultural Festival, increase diversity in the city council (perhaps extend eligibility from city-limits to rural Ridgefield as well)”

Environmental Conservation and Natural Beauty

Approximately 82 percent of participants support the ‘Environmental Conservation and Natural Beauty’ theme and description.

Participants emphasize the need to enhance environmental conservation and preserve natural beauty in Ridgefield by improving walking paths, expanding connections, and engaging residents. Key suggestions include strengthening natural habitats, wildlife corridors, and green spaces, with an emphasis on sustainable practices like dark-sky lighting to protect nocturnal wildlife and using native plants in landscaping. Many express concerns over urban sprawl, loss of natural beauty, and impacts on wildlife, especially due to overdevelopment, and call for balanced growth that preserves the city's character. They also express a need for improved stormwater management and pollution control to protect local streams like Gee Creek.

The waterfront area is seen as critical, with strong opinions against commercializing it and a preference for maintaining open spaces and aligning development with environmental goals. Many residents urge the City to avoid commercializing the area and instead preserve its natural beauty and respect the nearby wildlife refuge. Suggestions include maintaining open spaces, creating larger non-motorized docks, and ensuring developments align with environmental goals.

Respondents also recommend improvements to recycling programs, improvements to educational materials on the city website, and additional community resources like a second community garden. Calls for climate action include carbon assessments, renewable energy initiatives, and eco-friendly policies such as xeriscaping and drought-resistant landscaping. There is also a desire for collaboration with organizations like the U.S. Fish and Wildlife Service, expanded environmental education, and community engagement initiatives like composting programs, native plant workshops, and cleanups. Enforcing codes to protect tree cover and manage stormwater, along with promoting sustainable construction, are also high priorities to limit the environmental impact of new developments.

“you need to add the following: preserve and enhance wildlife corridors, preserve and enhance wildlife habitat, preserve and enhance tree cover, encourage night sky darkness (avoidance of lighting that is on all night).”

“Require new housing development to reduce the use of grass and increase acceptance of xeriscape landscaping.”

“Provide programs for residents to promote and implement native landscaping, with the local wildlife in mind. Discourage contractors and builders from landscaping new developments with non-native species.”

Online Mapping Activity

Community members were asked to review an online map to help determine how Ridgefield should grow. Participants were asked to place green pins where more growth should occur in Ridgefield, purple pins where less growth should occur, and red pins where the city should accommodate affordable housing.

Most areas where the city should accommodate affordable housing appeared in the eastern portion of Ridgefield, on the eastern side of I-5. Participants also identified areas where more growth should occur in the eastern portion of Ridgefield.

On the western side of Ridgefield, participants placed pins for affordable housing closer to I-5, one near Pioneer Street and one near South 11th Street. Participants wanted to see less growth occur in the center of west Ridgefield, near the central ‘doughnut hole’ area. They also wanted to see less growth occur near Carty Lake, near the library, and along South Royle Road. Mixed responses advocating for more growth and less growth occurred along the Ridgefield waterfront. Participants mainly added areas for more growth along Ridgefield’s periphery, with pins being placed near Sanderling Park, Paradise Pointe, and off of northwest 120th Street and 51st Avenue.

View the online interactive results here: <https://ridgefieldroundtable.org/community-workshop-september-2024/maps/mapping-future-growth> and zoom in to see the placement of specific pins.

Community Mapping

Workshop participants proposed preserving Ridgefield’s natural areas by limiting development along Gee Creek and the surrounding watershed. Many advocated for restricted growth in the downtown area to maintain the city’s small-town charm and emphasized limiting expansion in the unannexed “doughnut hole” at the city’s center. Suggested growth management tools included prioritizing infill, smaller housing developments, and high-density housing near public transportation to prevent urban sprawl. There was strong support for growth in Ridgefield’s Eastside, particularly around Clark College, to provide affordable housing. Overall, residents agreed that growth should respect established natural spaces, encourage affordable housing options, and support high-density housing near transit.



Ridgefield Future Growth

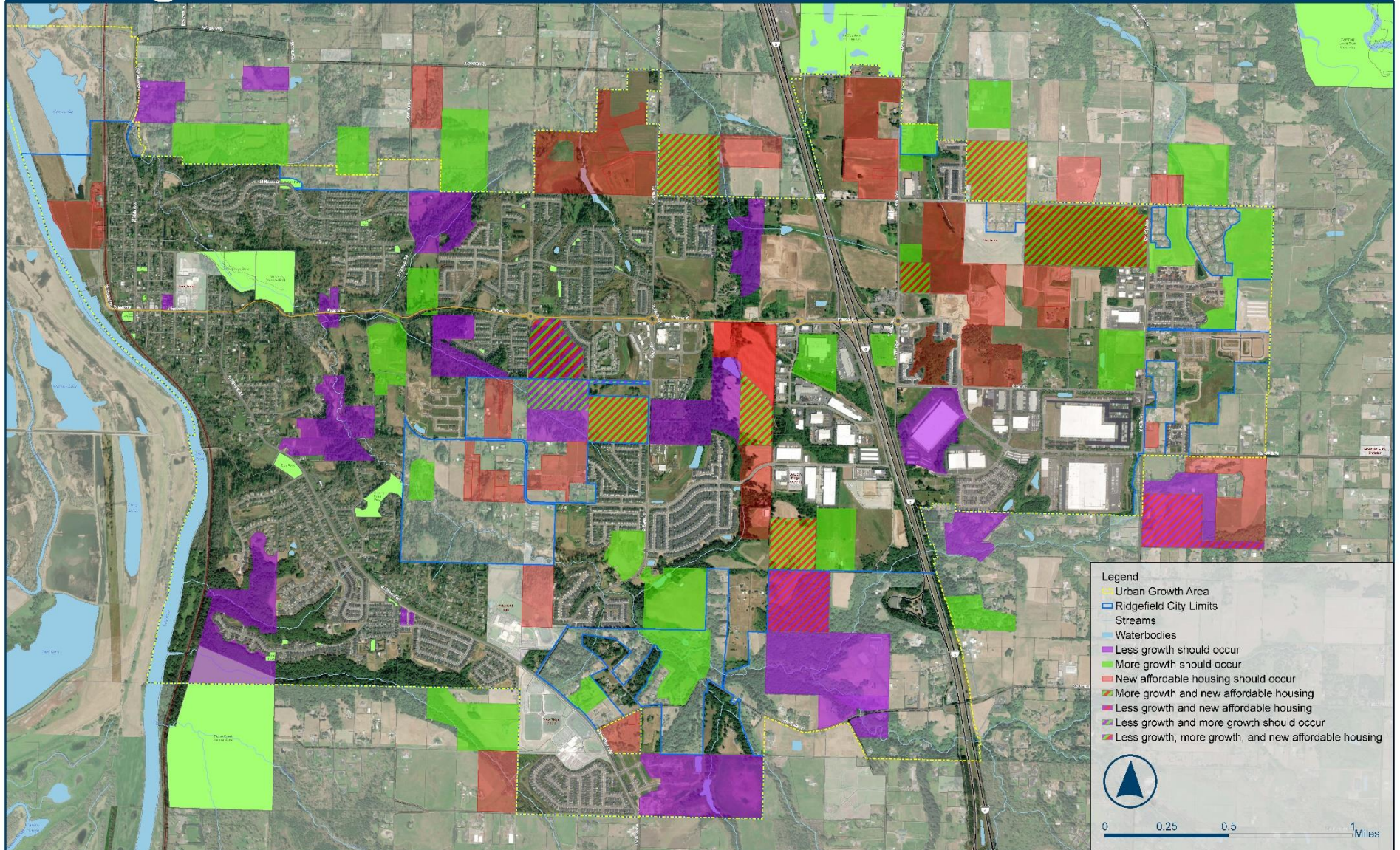


Figure 1: Ridgefield Future Growth Composite Map (Meeting #1 Map Compilation)



Envision Ridgefield 2045

Draft Vision

December 18th, 2024

The City of Ridgefield has initiated Envision Ridgefield 2045, a process to update the city's comprehensive plan and five public facilities plans. A first step in the comprehensive plan process is to create a 20-year vision that reflects what the community would like Ridgefield to be in the future. Initial engagement activities included 19 community conversations, tabling at the State of the City event, and an online survey which captured 330 responses of community aspirations for the city. Those aspirations were used to prepare draft community vision themes.

The City then hosted a Community Workshop on September 10, 2024, and conducted a second online survey to gather feedback on the draft community vision themes. The survey garnered 180 total submissions and 284 visits to the page. Approximately 20 people attended the workshop. Community feedback from these activities was used to develop draft vision statements of what Ridgefield will be in 2045.

Small-Town Charm

The heart of Ridgefield's identity is our small-town charm and quaint downtown. We build community bonds through safe, friendly neighborhoods and strengthen them through popular gatherings like the 4th of July Parade, Farmers Market, and Ridgefield Raptors' games. We ensure everyone feels connected and valued by supporting local schools and businesses, fostering a culture of volunteerism, and celebrating our multi-generational families. Ridgefield's Inclusive and accessible spaces and programs are where we celebrate diversity, offer family-oriented events, and offer activities for all ages.

Growth and Infrastructure

We preserve Ridgefield's unique character through balancing the needs of local growth. Sustainable development requires thoughtful consideration of the capacity of our schools and public infrastructure and the quality of our natural surroundings. Infrastructure maintenance and upgrades ensure our roads and utilities meet the needs of the growing community. Enhancing connectivity from east to west is integral to improving accessibility and convenience. Safety enhancements contribute to smoother traffic flow and protect pedestrians. We prioritize walkable neighborhoods that connect to parks, open spaces, and downtown through an extensive network of trails. Strategically placed neighborhood hubs ensure the public has access to amenities and community gathering spaces. Multi-use trails and bike lanes promote safe, active, and sustainable transportation options.

Community Health and Well-Being

Ridgefield's residents of all ages benefit from a variety of services and amenities that contribute to our quality of life. Community members enjoy access to health care services, recreational opportunities, youth-oriented activities, and an active waterfront district. Our commitment extends to developing facilities such as a community pool, childcare centers, and a community center to enrich the lives of

seniors and youth with tailored services and activities. Access to an array of park amenities like splash pads, skateparks, bike tracks, and more are paramount to our health and recreation. Emphasizing business diversity, we encourage the growth of local eateries, shops and businesses to enrich the downtown experience.

Equity and Inclusion

In Ridgefield, transparency in city planning and development processes is the key to fostering trust and encouraging engagement among community members. We place inclusive decision-making at the forefront of public processes, welcoming diverse perspectives and representation in local governance to better reflect and serve our community needs. Ridgefield's diversity is celebrated through various festivals, cultural celebrations, and gatherings. Embracing Ridgefield's rich tapestry, we honor our local traditions and are intentional about the legacy we leave to future generations.

Environmental Conservation and Natural Beauty

We preserve and enhance our natural areas, corridors, trails, and scenic landscapes for the enjoyment of current and future residents and visitors. The Ridgefield National Wildlife Refuge is the jewel of our open space network. Sustainable building practices, native landscaping, educational programs, and environmental conservation initiatives are among the tools we use to safeguard our precious farmland, forests, lakes and streams, and wildlife habitats. Ridgefield stands as a beacon of natural beauty and environmental stewardship, where community and conservation harmoniously coexist.

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: January 7, 2025

AGENDA ITEM NAME: Motion: 2025 Planning Commission Work Plan

SUMMARY/BACKGROUND:

On December 4, Planning Commission began discussing priorities for their 2025 Work Plan. The conversation had a focus on collaboration and education, including the following:

- Joint workshop(s) with Council on the Comprehensive Plan Update.
- Collaboration with Council and Parks Board on shared topics.
- Collaboration with other Planning Commissions in Clark County.
- Education to the public on the role and capabilities of Planning Commission.
- More specific ongoing training for Commissioners.
- Send a representative to the annual Ridgefield Junction Association meeting.
- Support work on I-5 South Extension project.

A draft 2025 work plan is attached accounting for Planning Commission's goals for education and collaboration as well as required comprehensive plan and code updates identified by staff.

Following their discussion, Planning Commission will have the opportunity to recommend approval of a 2025 Work Plan to City Council and select a member to present to work plan to Council on January 23.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. 2025 Work Plan

2025 Planning Commission Work Program

Recommendation of Approval to Council: DATE, 2025

Approved by Council: DATE, 2025

Collaboration and Education

Project Name	Project Description
Joint Workshops with City Council and Parks Board	Hold at least one joint work session with Council related to the 2025-2045 Comprehensive Plan Update and one joint work session with Parks Board related to the Comprehensive Plan or other shared work. Q1-Q3
Public Outreach	Work with staff to better inform the community on the role and capabilities of the Planning Commission, using the City's public engagement tools. Q1
Ongoing Training	Work with staff to identify quarterly training/education opportunities on growth management, land use, and other topics related to the work of the Planning Commission. Q1-Q4
Tour	Repeat previous tours of new development, parks, and road projects with Planning Commission, Parks Board, and City Council. Q3
Ridgefield Junction Neighborhood Association Meeting	Send a Planning Commission representative(s) to the annual Ridgefield Junction Neighborhood Association business meeting in May. Q2

Major Policy Initiatives

Project Name	Project Description
Comprehensive Plan Update	Adoption of the 2025-2045 Ridgefield Comprehensive Plan is required by December 31, 2025. Planning Commission will work on preferred land use alternatives, land use policies, housing policies, economic development policies, and climate policies at a minimum. <i>Q1-Q4</i>
Commercial Site and Building Design Code Update	Planning Commission and City Council both discussed the merits and drawbacks of existing commercial design standards in 2024. Staff has begun compiling this feedback with our own findings from implementing the code and will bring proposed code updates to Planning Commission in 2025. <i>Q1-Q2</i>
Critical Areas Ordinance Code Update	As part of the 2025-2045 Comprehensive Plan update, the City is required to update its Critical Areas Ordinance (Chapter 18.280 of the Ridgefield Development Code). <i>Q2-Q3</i>
Comp Plan Code Updates	As part of the 2025-2045 Comprehensive Plan update, the City is required to update its Development Code (Title 18 of the Ridgefield Municipal Code) to implement new Comprehensive Plan policies. Staff will also use this update to bundle housekeeping and minor policy issues identified through the course of our work. <i>Q3-Q4</i>

Annual Programs

Project Name	Project Description
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Planning Commission Administration	The Planning Commission is implemented by RCW 35.63 and Ridgefield Municipal Code 2.12. Administration includes scheduling work sessions and hearings, compilation of staff reports and public comment, and coordination for meeting rooms. <i>Q1-Q4</i>
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