



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, February 5, 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. 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 1/7/2025 Meeting**

IV. PUBLIC HEARING

- 1. Public Hearing and Recommendation to Council: Envision 2045 Land Use Alternatives - 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: February 5, 2025

AGENDA ITEM NAME: Approval of Minutes from the 1/7/2025 Meeting

SUMMARY/BACKGROUND:

STAFF CONTACT:

ATTACHMENTS:

1. 01.07.2025 Minutes



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
JANUARY 7, 2025**

Regular Meeting - 6:30 PM

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

1. Flag Salute

2. Roll Call

Present:

Vice Chair Richard Amerman
Commission Member Patrick Flynn
Chair Mark Tyler
Commission Member Stephen Mullinax
Magdalena Butler
Commission Member Niall Glavin

Commissioner Flynn moved to excuse Commissioner Wolfe. Seconded by Commissioner Glavin. Ayes all.
Motion pass unanimously

3. Oath of Office: Niall Glavin

Clerk, Trina Siebert conducted the Oath of Office with Commissioner Glavin for Planning Commission Position No. 5.

4. 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 provided.

III. CONSENT AGENDA

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

Commissioner Flynn moved to approve the minutes as presented. Seconded by Commissioner Amerman. Ayes all. Motion passed unanimously.

RESULT:	(UNANIMOUS)
MOVER:	Commission Member Patrick Flynn
SECONDER:	Commission Member Niall Glavin
AYES:	Vice Chair Amerman, Commission Member Flynn, Chair Tyler, Commission Member Mullinax, Butler, Commission Member Glavin

IV. PUBLIC HEARING/BUSINESS

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

Claire Lust, Community Development Director, presented the 2025-2045 Comprehensive Plan Vision Statement.

Discussion occurred regarding the community engagement event and the comments/input from the community.

The community was thanked for their input.

Discussion occurred regarding clear communication.

Discussion occurred regarding affordable housing.

Discussion occurred regarding the homeless/under housed population in the city.

Discussion occurred regarding the need for third place hang outs for young adults.

Discussion occurred regarding increasing the capacity of the schools.

Public Hearing Opened at 6:59 PM

No public comments provided.

Public Hearing Closed at 7:00 PM

Commissioner Mullinax moved to recommend approval of the 2025-2045 Comprehensive Plan Vision Statement as written. Seconded by Commissioner Glavin. Ayes all. Motion passed unanimously.

RESULT:	(UNANIMOUS)
MOVER:	Commission Member Stephen Mullinax
SECONDER:	Commission Member Niall Glavin
AYES:	Vice Chair Amerman, Commission Member Flynn, Chair Tyler, Commission Member Mullinax, Butler, Commission Member Glavin

2. Motion: 2025 Planning Commission Work Plan - Claire Lust, Community Development Director

Commissioner Flynn moved to recommend that the City Council approve the 2025 Planning Commission Work Plan. Seconded by Commissioner Amerman. Ayes all. Motion passed unanimously.

RESULT:	(UNANIMOUS)
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MOVER:	Commission Member Patrick Flynn
SECONDER:	Vice Chair Richard Amerman
AYES:	Vice Chair Amerman, Commission Member Flynn, Chair Tyler, Commission Member Mullinax, Butler, Commission Member Glavin

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 wished everyone a Happy New Year and welcomed Commissioner Glavin.

VII. FROM THE COMMISSION

Commissioner Mullinax welcomed Commissioner Glavin. He thanked Ms. Lust for the presentation.

Commissioner Flynn thanked the city staff. He congratulated welcomed Commissioner Glavin. He thanked the members of the public that appeared in person and on Zoom.

Commissioner Amerman welcomed Commissioner Glavin. He has become a mentor for the high school robotics team.

Commissioner Glavin thanked everyone for welcoming him. He grew up in Ridgefield and is happy with how the city has managed its growth.

Commissioner Butler wished everyone a Happy New Year. She reminded everyone about the upcoming school levies. She thanked the city for the information/transparency regarding the Pioneer Street closure. She mentioned the need for additional signage at the Costco roundabout.

Chair Tyler welcomed Commissioner Glavin. He thanked the city staff and members of the community.

VIII. ADJOURN

Trina Siebert, Planning Commission Clerk

Mark Tyler, Chair

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: February 5, 2025

AGENDA ITEM NAME: Public Hearing and Recommendation to Council: Envision 2045 Land Use Alternatives

SUMMARY/BACKGROUND:

See attached staff report.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Alternative 2
2. Alternative 3
3. Envision 2045 Land Use Alternatives_Planning Commission Staff Report_20250205

Alternative 2

- Ridgefield Parcels

Urban Growth Area

Ridgefield City Limits
- Ridgefield Zoning**

Central Mixed Use (CMU)

Commercial Community Business (CCB)

Commercial Neighborhood Business (CNB)

Commercial Regional Business (CRB)

Employment (E)

Parks/Open Space (P/OS)

Public Facilities (PF)

Residential Low Density - 4 (RLD-4)

Residential Low Density - 6 (RLD-6)

Residential Low Density - 8 (RLD-8)

Residential Medium Density (RMD-16)

Single Family Residential (R1-10)

Single Family Residential (R1-6)

Waterfront Low Scale (WLS)

Waterfront Mixed Use (WMU)
- Clark County Zoning**

Single Family Residential (R1-10)

Single Family Residential (R1-7.5)

Single Family Residential (R1-6)

Business Park (BP)

Commercial Neighborhood Business (CNB)

Light Industrial (IL)

Neighborhood Commercial (NC)

Parks/Open Space (P/OS)

Residential (R-12)

Residential (R-22)

1. North Industrial Reserve Area

2. East Junction/Clark College Area

3a. Maul Expansion

3b. Carty Road Area (Urban Medium)
- EXISTING MIXED USE BASE ZONES

4. Downtown (CMU)/Waterfront (WMU)
- UNDEVELOPED AREAS IN PIONEER & 45TH (RMUO is already allowed)

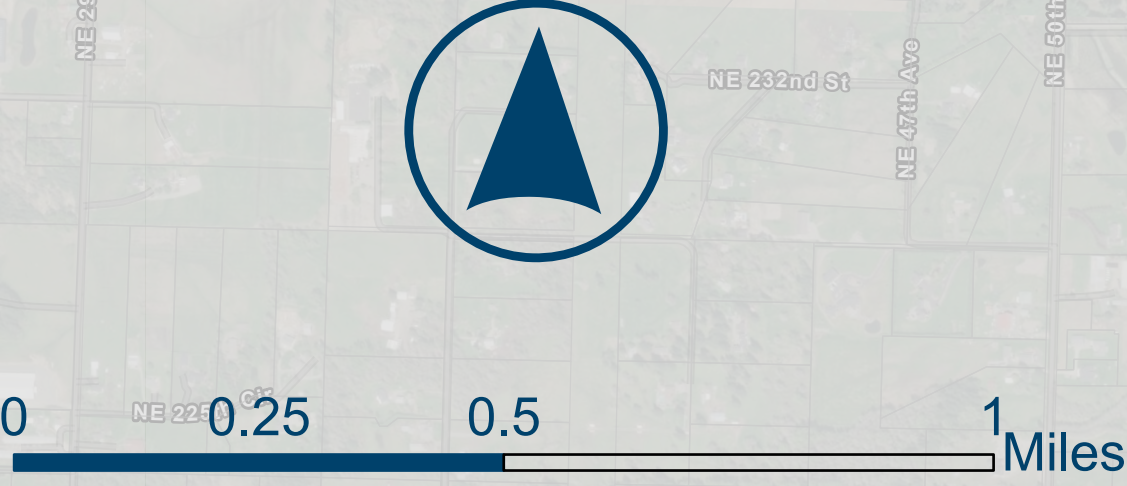
5. NE Quadrant

6. Pioneer Village South

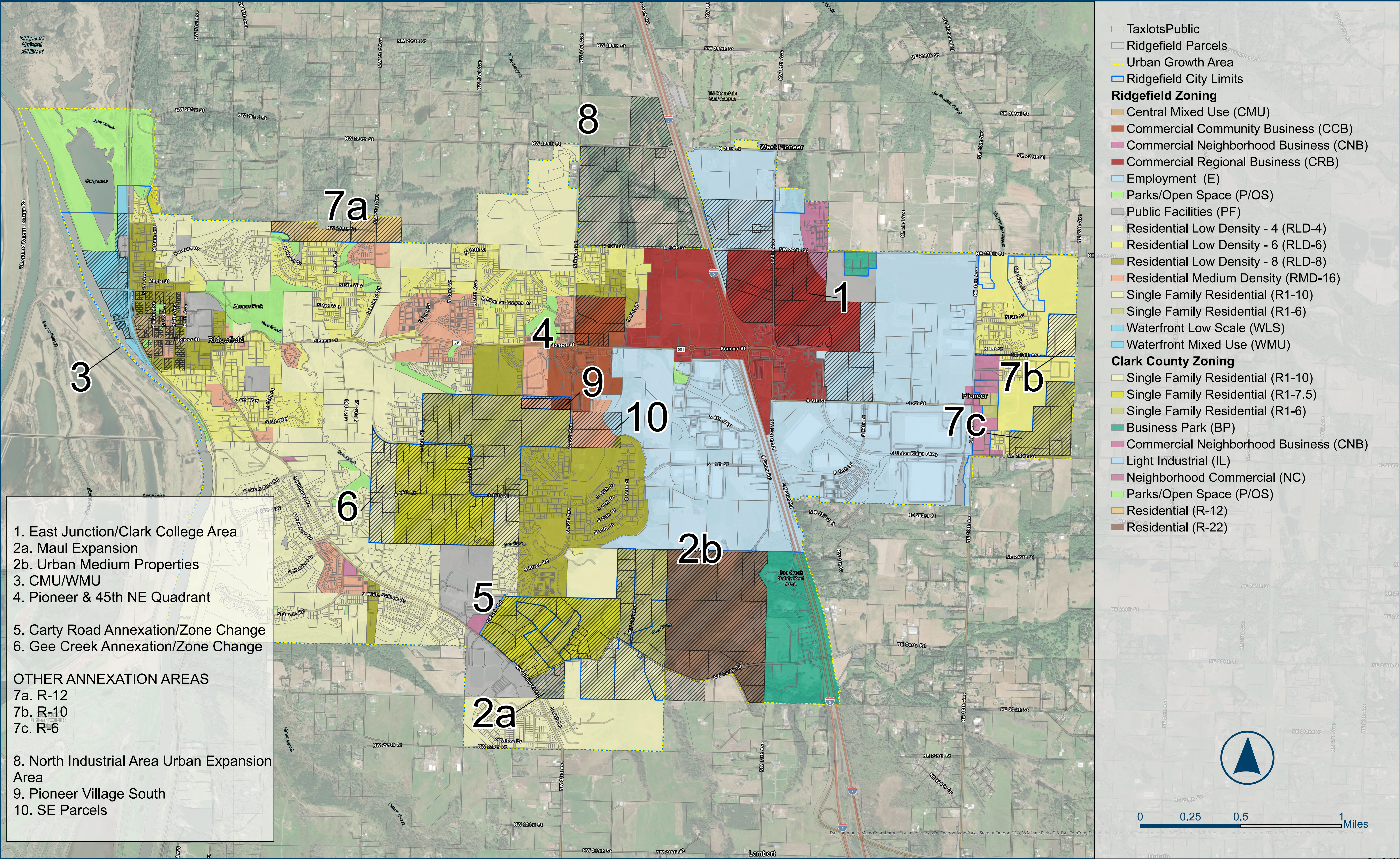
7. SE Parcels
8. West of McCormick Creek Expansion

9. North of NE 279th Street Expansion

10. South of NE 259th Street Expansion



Alternative 3





THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA 98642

Envision Ridgefield 2045: Land Use Alternatives Planning Commission Staff Report

I. BACKGROUND

The City of Ridgefield is currently engaged in its 20-year growth management plan update, Envision Ridgefield 2045. One objective of this process is to develop a preferred land use alternative (map) showing how to accommodate the population, housing, and job growth allocated to the City and its Urban Growth Area (UGA) through 2045. The preferred land use alternative will not only determine zoning designations but will guide other land use, housing, economic development, parks and trails, and transportation goals and policies in the 2025-2045 Comprehensive Plan and Capital Facilities Plans.

Ridgefield's population is projected to grow to 27,230 by 2045. With this population growth, we are expected to accommodate 5,815 new housing units. The existing UGA has the capacity to accommodate 5,820 units, so there is a gross surplus in capacity of five units. However, a unique facet of this 20-year update compared to previous cycles is that jurisdictions must not only plan for overall population growth, but also use zoning as a tool to accommodate housing affordable to households across different income levels. Through 2045, we have a significant deficit in capacity for housing units affordable to households earning less than 80 percent of the Area Median Income (AMI; 100 percent AMI is approximately \$114,000). We therefore have a surplus in capacity for housing units affordable to households earning above 80 percent AMI. See Table 1.

Table 1. Housing Allocations

	Capacity (units)	Allocation (units)	Surplus or Deficit (units)
0-80% AMI	1,484	4,136	(2,652)
80+% AMI	4,336	1,679	2,657
Total	5,820	5,815	5

In terms of employment, Ridgefield has capacity for 7,998 new jobs by 2045 under existing zoning. Our allocation is to accommodate 8,175 new jobs, so there is a deficit in capacity of 177 jobs.

II. 2024 DRAFTS AND COMMUNITY ENGAGEMENT

In 2024, staff and our consultant team developed two initial land use alternatives that could accommodate growth allocations including housing units affordable to different income bands.

Alternative 1 modeled a general density increase across the City and UGA which would maintain existing land use patterns at a higher intensity. Alternative 2 modeled a strategy using mixed-use hubs and center for more concentrated growth that would allow lower density in other areas of the city. Both alternatives included all site-specific UGA expansion requests made by property owners to Clark County that are adjacent to the existing UGA.

Staff brought these two alternatives to Council at a study session. Councilors expressed interest in a model employing mixed-use hubs and requested a third land use alternative for consideration.

On September 10, we held a community workshop where attendees engaged in a tabletop mapping exercise. Participants used colored stickers to indicate on a blank map of Ridgefield and its UGA where future growth would make sense, where future growth would not make sense, and where affordable housing should be located. This mapping activity was also available online from September 10 through October 4. Ultimately about twenty community members participated during the in-person workshop and about 180 provided feedback online.

Using feedback from the workshop, survey, and Council study session, the project team developed a third land use alternative. Alternative 3 shows mixed-use hubs in the vicinity of Pioneer and Royle, Clark College, downtown and the waterfront, and in the area between the Carty Road Subarea and I-5. It shows fewer UGA expansion areas, limiting those areas to the Maul Property in the south and the Northern Urban Reserve are to the north, both west of I-5. In exchange for dropping the three other UGA expansion areas east of I-5, Alternative 3 factors in annexations of low-density residential properties already in the UGA.

On December 5, Council participated in a second study session on land use scenarios and narrowed down their preferred options to Alternatives 2 and 3.

On December 6, the County Council held a public hearing on land use scenarios for their Draft Environmental Impact Statement (DEIS), a component of the comprehensive plan update process where different growth models are selected to move forward for analysis of impacts. The City testified successfully in support of including our Alternatives 2 and 3 in the County's DEIS analysis.

III. 2025 PROPOSED LAND USE SCENARIOS AND COMMUNITY ENGAGEMENT

Detailed maps of the remaining two alternatives (2 and 3) are included as attachments. The attached maps have keys but for additional reference the following describes the numbers labeling the maps.

Alternative 2.

1. Northern Urban Reserve Area. Property owner initiated site-specific UGA expansion request modeled as a mixed-use hub.

2. Undeveloped commercial and employment properties east of I-5 around Clark College modeled as a mixed-use hub.
- 3a. Maul Property. Property owner initiated site-specific UGA expansion request modeled as mixed-use. Potential location for senior housing and new fire station.
- 3b. Undeveloped medium density properties on the eastern portion of Carty Road modeled as a mixed-use hub.
4. Existing downtown and waterfront mixed use zones with a potential waterfront density increase.
- 5, 6, 7. Undeveloped commercial and medium density properties in the vicinity of Pioneer and Royle modeled as a mixed-use hub.
- 8, 9, 10. Property owner initiated site-specific UGA expansion requests east of the current UGA. Location 8 modeled as low density residential, locations 9 and 10 modeled as mixed-use based on the information in the requests.

Alternative 3.

1. Undeveloped commercial and employment properties east of I-5 around Clark College modeled as a mixed-use hub.
- 2a. Maul Property. Property owner initiated site-specific UGA expansion request modeled as mixed-use. Potential location for senior housing and new fire station.
- 2b. Undeveloped medium density properties on the eastern portion of Carty Road modeled as a mixed-use hub.
3. Existing downtown and waterfront mixed use zones with a potential waterfront density increase and expansion of the central mixed-use district.
- 4, 9, 10. Undeveloped commercial and medium density properties in the vicinity of Pioneer and Royle modeled as a mixed-use hub.
- 5, 6, 7a-c. Annexation of residential parcels already in the UGA. Locations 5 and 6 have low density residential zoning assigned through adopted subarea plans. Locations 7b and 7c are also currently designated low density, which 7a is currently designated medium density.
8. Northern Urban Reserve Area. Property owner initiated site-specific UGA expansion request modeled as a mixed-use hub.

On January 13, staff opened a survey on Ridgefield Roundtable and invited the community to respond to the land use maps shown in Alternatives 2 and 3. The survey closed on January 29.

IV. OBJECTIVE AND NEXT STEPS

The February 5 meeting is a forum for Planning Commission to provide feedback on the final two alternatives. Do commissioners support one alternative over the other, or certain elements of either alternative? There is also a public hearing scheduled for the February 5 Planning Commission meeting. Following the hearing and their own discussion, Planning Commission will have an opportunity to forward recommendations to Council.

Council informally reviewed Alternatives 2 and 3 during a study session on January 23. They also discussed the process for endorsing a preferred alternative and directed staff to move forward with a formal hearing and adoption process. Following the February 5 Planning Commission meeting, staff will compile all feedback received to date and schedule a public hearing before Council. Council will then take action at a subsequent regularly scheduled meeting.