



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, March 20, 2025
TMI Building
101 Mill Street, Ste 210, Ridgefield, WA 98642**

I. STUDY SESSION - 4:00 P.M.

- 1. Comprehensive Growth Management Plan Update: Land Use, Housing, Economic Development Elements - Claire Lust, Community Development Director**

II. ADJOURN



City of Ridgefield
Comprehensive Plan Update

**Land Use, Housing, and
Economic Development**

ENVISION
RIDGEFIELD
2045

Agenda

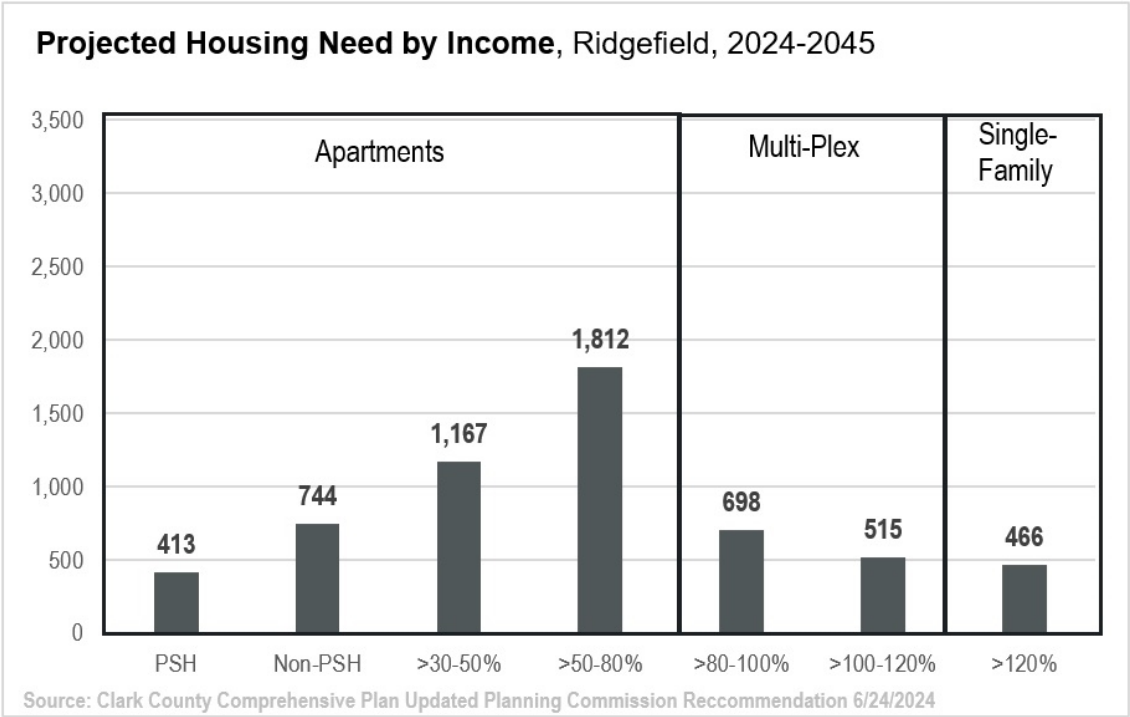
- Review Land Use Requirements and Revised Alternatives
 - *Discussion:* Develop Consensus on a Preferred Alternative
- GMA Requirements for Housing and Economic Development
- Housing Existing Conditions
 - *Discussion:* Draft Housing Goals & Policies
- Economic Development Existing Conditions
 - *Discussion:* Draft Economic Development Goals & Policies



Land Use

Projected Housing Needs and Capacity

- All Communities in Clark County are required to review and update their Comprehensive Plans in accordance with the GMA.
- The GMA requires cities to develop comprehensive plans to accommodate and manage forecasted population and employment growth.
- Ridgefield must accommodate 4,136 new moderate density (<80% AMI) and 1,679 new low density (>80% AMI) residential units by 2045.



Assumptions

Max Expansion	Limited Expansion	No Expansion
• Include all expansion areas	• Include North Industrial & Maul expansion areas	• No expansion
• Less mixing of affordable housing in RLD zones	• Less mixing of affordable housing in RLD zones	• Greater mixing of affordable housing in RLD zones
• Less mix of affordable housing in RMD-16 zone	• Less mix of affordable housing in RMD-16 zone	• More mix of affordable housing in RMD-16 zone
• Less annexation	• More annexation	• More annexation
• Less RMUO application	• More RMUO application	• More RMUO application
• Less Rezone/density increases	• More Rezone/density increases	• Most rezone/density increases
• Less redevelopment	• Less redevelopment	• More redevelopment
• Less ADUs	• Less ADUs	• More ADUs

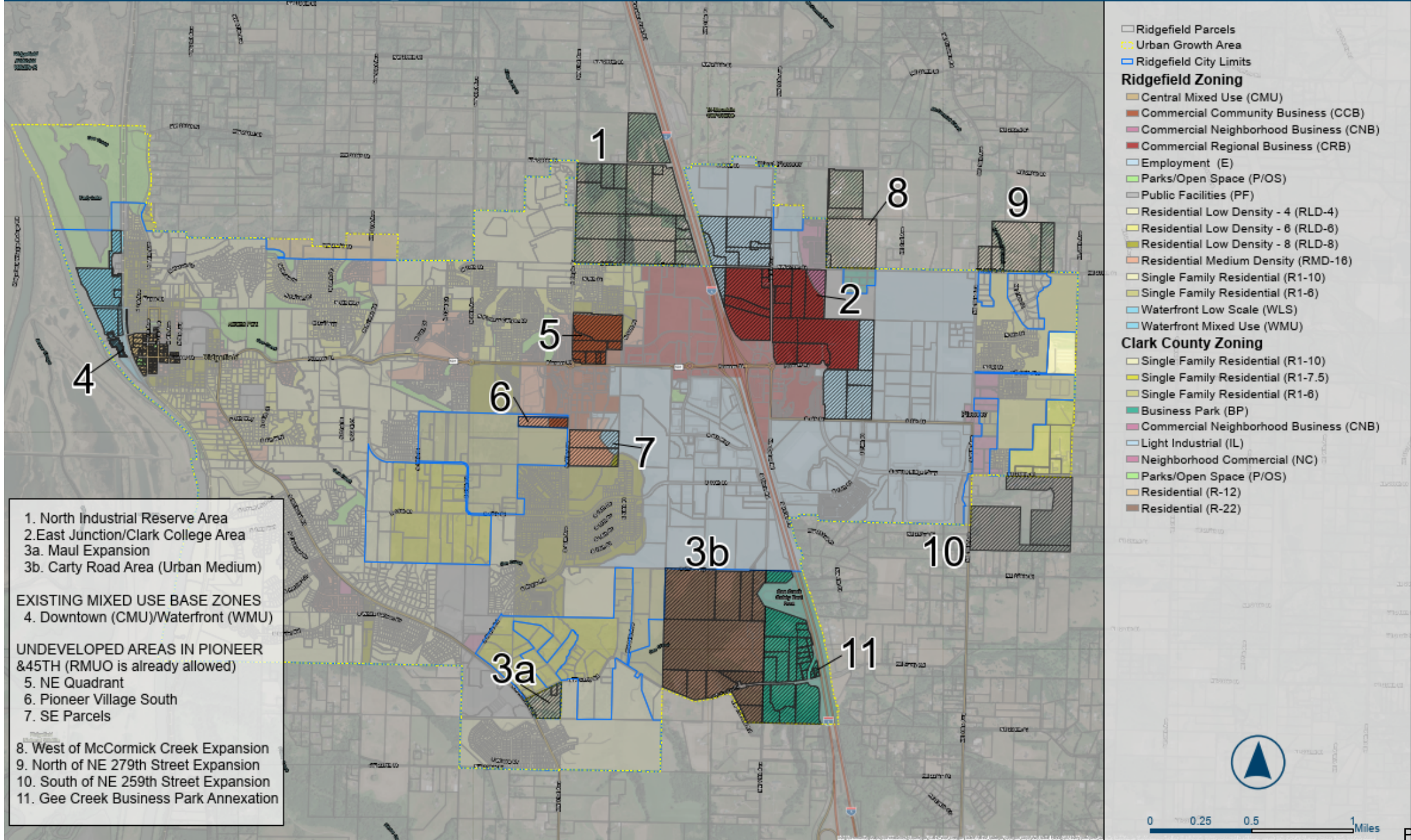
Alternatives Outcomes

	Max Expansion	Limited Expansion	No Expansion
2045 Population: Current City Limits ¹	19,807	20,139	20,489
2045 Population: Current Unincorporated UGA ²	2,329	4,236	6,171
2045 Population: Proposed UGA Expansion Areas	5,126	3,739	0
2045 Added Total Housing Units	3,587	3,872	3,590
2045 Added Affordable Housing Units (surplus/deficit)	2,820 (168)	2,681 (30)	2,255 (11)
Overall MFR/SFR split (2045 capacity)	80/20	70/30	65/35
Redevelopment percentage	10%	10%	25%
Percent of residential parcels with ADUs	15%	15%	30%

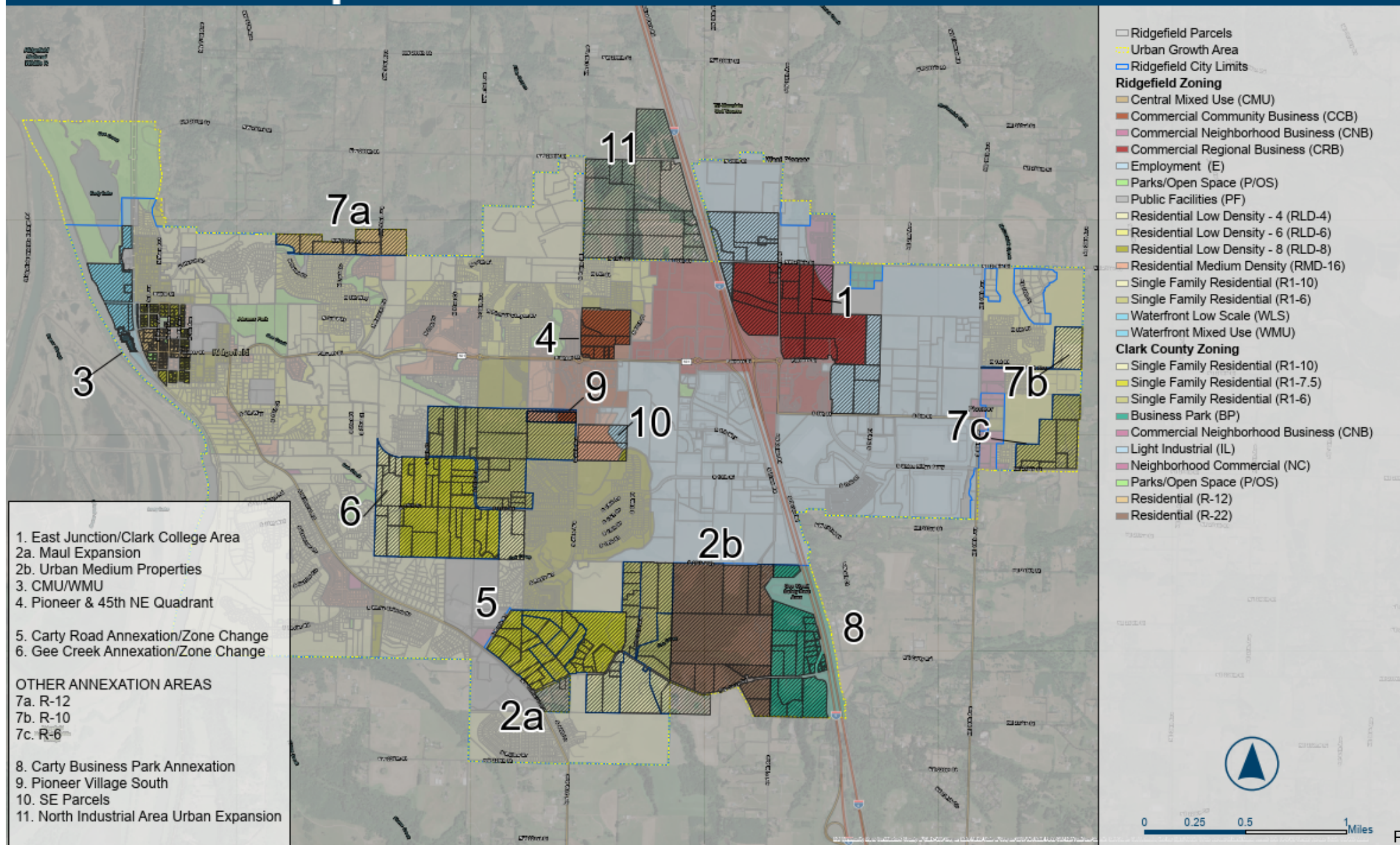
¹2023 Population = 15,180

²2023 Population = 1,394

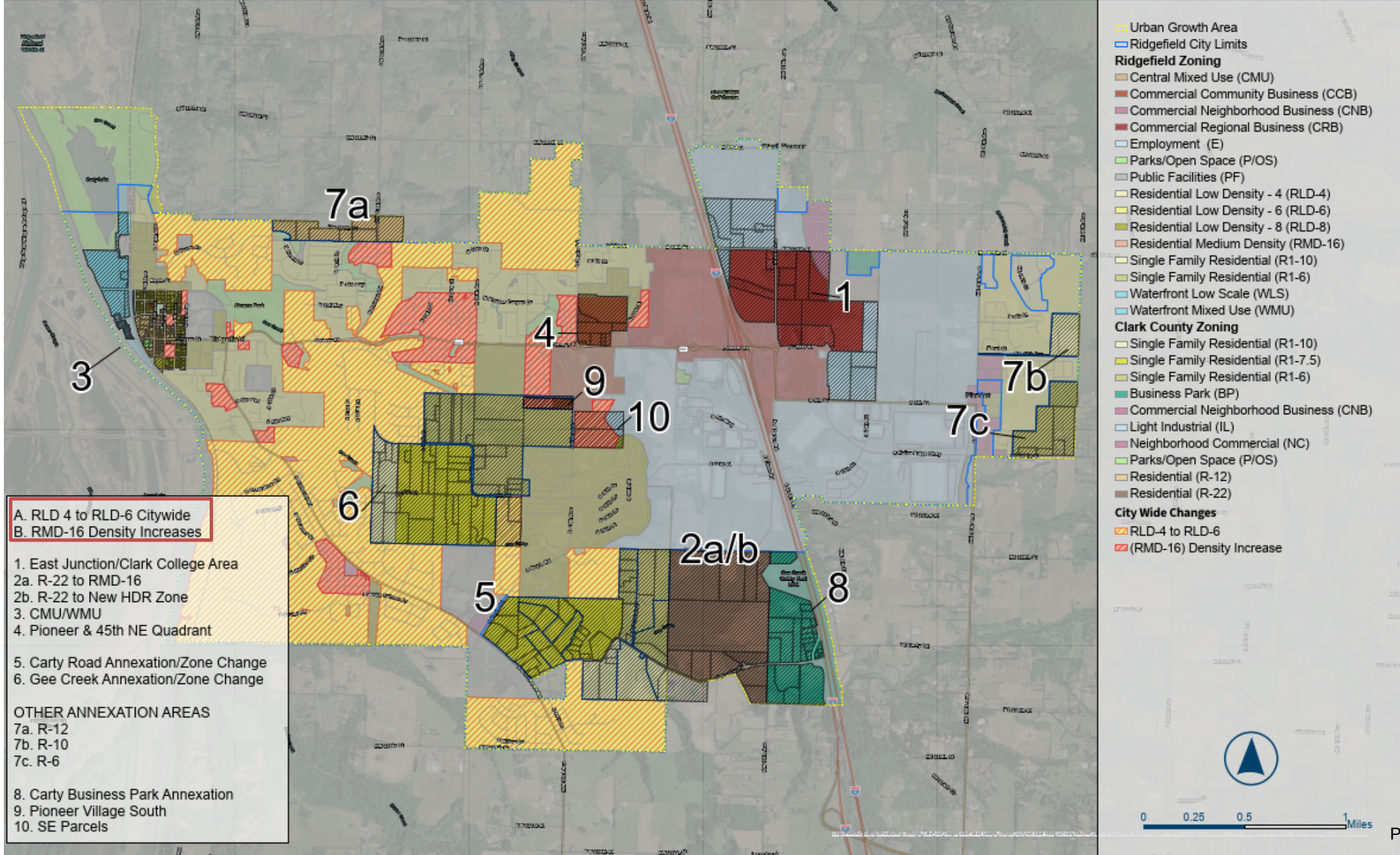
Maximum Expansion



Limited Expansion Alternative



No Expansion Alternative



Housing

What are GMA Housing Requirements

HB 1220 (2021) Housing Element Requirements:

- Must plan for and accommodate housing affordable to all economic segments.
- Must reconcile future housing needs with land capacity within the Urban Growth Area (UGA).
- Identifies and addresses barriers to the construction of needed housing.
- Identifies and addresses regulations that result in racially disparate impacts, displacement, and exclusion.

Existing Conditions - Housing

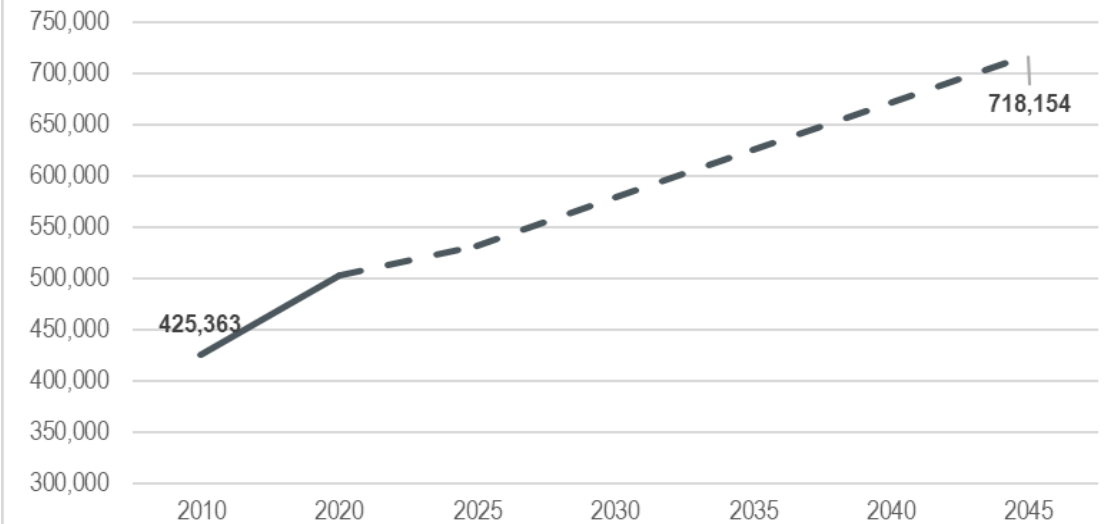
The population of the city increased by 13,000 residents between 2000 and 2023, or 8.9% annually.

The average household size in the city was 2.98 persons per household, larger than the state (2.53) and county (2.65).

Residents are also much younger, with 59% of the population younger than 39 years old.

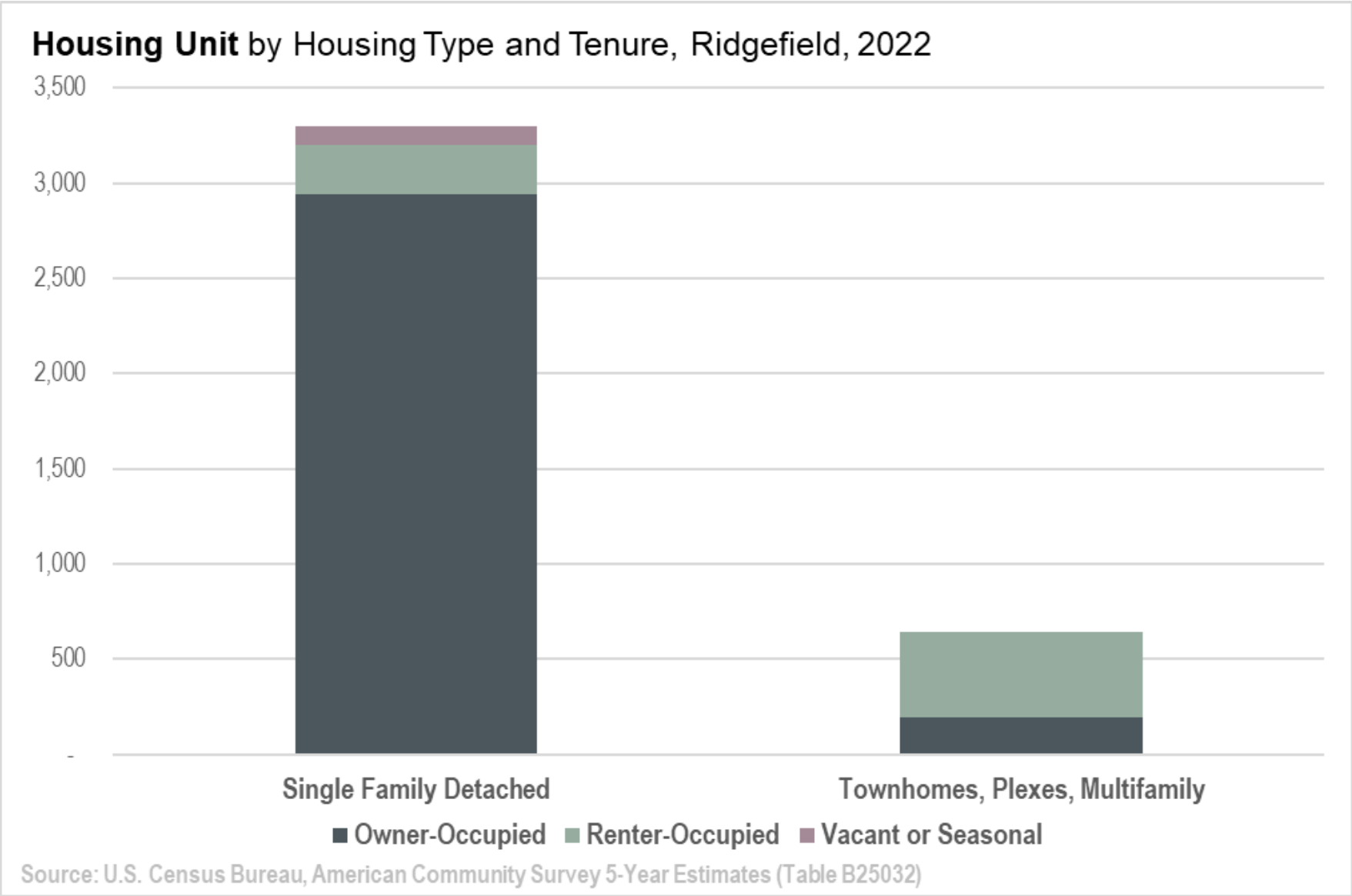
Non-white residents make up 20% of the 2022 population of Ridgefield, up from 9% in 2010.

Historical and Projected Population, Clark County County, 2010-2045



Source: Clark County Housing for All Planning Tool 1/4/2024

Housing Units by Type and Tenure



Draft Housing Goals & Policies

Goal 5.1: Support a variety of housing types to ensure equitable housing opportunities.

Policy 5.1.1: Implement expanded **mixed-use residential overlays** in targeted areas of the City.

Policy 5.1.2: Plan for **no more than 75% of new housing to be of a single housing type**. Designate medium and high-density areas sufficient to provide a minimum of 25% of new housing units.

Policy 5.1.3: Encourage a mix of housing development types such as **single-family residences, townhomes, apartments, and ADUs**.

Policy 5.1.4: Regulate **manufactured housing in the same manner as traditional stick-built housing** and allow in all zones with allowed single-family detached housing is allowed.

Policy 5.1.5: Allow **two accessory dwelling units** per residential lot.

Policy 5.1.6: Develop and enforce **regulations for floating homes** to ensure that unique waterfront residential options are maintained and minimizes environmental impacts.

Draft Housing Goals & Policies

Goal 5.2: Pursue Housing for All.

Encourage innovative housing policies, regulations and practices to provide affordable housing. Provide secure funding mechanisms and programs for housing targeted at households below the area median income.

Policy 5.2.1: Fully **utilize federal and state housing programs** to meet the needs of low- and moderate-income households, and the special needs population that cannot be served by the private sector.

Policy 5.2.2: Consider an **affordable housing property tax levy** or linkage fee (similar to an impact fee).

Policy 5.2.3: Provide **incentives for affordable housing** such as impact fee waivers or deferrals and/or density bonuses.

Policy 5.2.4: Consider **regulating short-term rentals**, being sensitive to increasing costs unnecessarily.

Draft Housing Goals & Policies

Goal 5.3: Support Accessible Housing

Support housing for all Ridgefield residents, and encourage self-determination and independence among individuals with special needs and the senior community.

Policy 5.3.1: Ensure that city development regulations **treat households which house people with special needs equally** to those households without people with special needs.

Policy 5.3.2: Land use regulations shall address only land use impacts (traffic, noise, appearance, etc.) of housing for people with special needs, **without consideration for the special circumstances** of special needs households.

Policy 5.3.3: Promote **Universal Design and senior living communities** to create new housing stock that allows aging in place.

Policy 5.3.4: Review development regulations to **address types of housing options allowed** and permitting requirements for new construction and accessibility modifications to existing development.

Policy 5.3.5: Ensure that residents of Ridgefield have an **equal and fair opportunity to obtain adequate, safe and sanitary housing** suitable to their needs and financial resources regardless of race, religion, gender, sexual orientation, gender identity, age, national origin, family status, income, or disability.

Economic Development

Existing Conditions – Economic Development



Ridgefield employment has increased from 1,247 jobs in 2010 to 2,584 jobs in 2021, an annual rate of 6.7%.



Industrial employment is the largest sector in Ridgefield, followed by service and retail.



16% of employed Ridgefield residents, or 867, work from home, a figure that City staff expect to increase during the planning horizon.

Projected Employment Needs and Capacity

- The County projects that the Ridgefield UGA will need to accommodate 9,375 net new jobs by 2045.
- After adjusting for home-based workforce, the Ridgefield UGA is adequate to accommodate the projected job growth.
- The UGA is projected to have a surplus capacity of 721 jobs.

	County Allocation to Ridgefield UGA	Modified Allocation
VBLM Employment Capacity	7,998	7,998
Net New Ridgefield UGA Employment (2023 – 2045)	9,375	9,375
Less: Work from Home Allowance	433	1,331
Less: In-Field Construction Employment	619	619
Less: Government Employee	148	148
Total Remaining Employment Capacity	(177)	721

Draft Economic Development Goals & Policies

Goal 4.1: Develop integrated, high-density mixed-use hubs that support housing and employment opportunities.

Policy 4.1.1: Consider **allowing housing to be built in or near employment centers.**

Policy 4.1.2: Ensure that **higher density housing** is an allowed and encouraged use **within targeted mixed-use areas.**

Policy 4.1.3: Consider **prioritizing infrastructure investments aimed at making mixed-use hubs buildable,** and capable of accommodating employment uses.

Policy 4.1.4: Develop criteria for identifying future enhanced mixed-use hubs such as **infrastructure serviceability, contiguous developable property, and access to transportation assets.**

Draft Economic Development Goals & Policies

Goal 4.2: Enhanced Remote Work Opportunities

Policy 4.2.1: Work with employers to promote residential options in Ridgefield to their employees, and to **understand the housing needs of their employees.**

Policy 4.2.2: Continue to **foster an affordable, attractive community** through investments in parks, community events, and diverse housing options.

Policy 4.2.3: Collaborate with local educational institutions to **develop a local, remote work ready workforce.**

Policy 4.2.4: **Encourage small home-based occupations** through code updates and business infrastructure, such as broadband internet.

Draft Economic Development Goals & Policies

Goal 4.3: Support businesses to create jobs at a ratio of one job per household ratio by providing adequate land capacity and developing an efficient regulatory environment.

Policy 4.3.1: Ensure that **development review is efficient and responsive** to business inquiries.

Policy 4.3.2: Seek to encourage more remote workers to **locate in Ridgefield**.

Policy 4.3.3: Pursue an economic development strategy aimed at **above average wage, high growth sectors** such as professional business services, advanced manufacturing, sustainable/green jobs, and tech.

Policy 4.3.4: Plan for and **construct needed infrastructure**.

Policy 4.3.5: Monitor business growth within Ridgefield, **identifying businesses that have grown over a three-year timeframe**.

Policy 4.3.6: Coordinate with project partners including **Port of Ridgefield** and Columbia River Economic Development Council (**CREDC**).

Policy 4.3.7: Target high property value businesses such as manufacturing, utility, and medical facilities.

Draft Economic Development Goals & Policies

Goal 4.4: Support continued renaissance of Ridgefield's downtown and waterfront.

Policy 4.4.1: Sponsor **community events** downtown and in the waterfront area.

Policy 4.4.2: Partner with **business and community groups**, providing organizational support to help develop such groups.

Policy 4.4.3: Inventory existing infrastructure and **identify improvement plans for downtown infrastructure**, consistent with the Public Facilities goals and policies.

Policy 4.4.4: Provide **façade improvement grants** for downtown businesses.

Policy 4.4.5: Work with the Port of Ridgefield and the waterfront master developer to maximize **compatible employment potential** in the Waterfront Mixed Use Zone.

Draft Economic Development Goals & Policies

Goal 4.5: Facilitate large employer job development.

Policy 4.5.1: Work with partners included CREDC and Clark College to identify and **maintain larger employment parcels** for large scale, campus-style development.

Policy 4.5.2: Limit zone changes from employment uses to residential or other uses.

Policy 4.5.3: Invest in infrastructure necessary to make **large employment parcels “shovel ready”**.

Policy 4.5.4: Craft financial and other recruitment incentives for prospective future employers.

Next Steps

- Proceed with preferred land use alternative to move towards adoption
- Draft Land Use element based on preferred alternative, including Goal and Policy Language
- Conduct outreach with partner economic development agencies including CREDC, Port of Ridgefield, and Clark College
- Conduct outreach with partners in the residential building and development community
- Finalize Housing and Economic Development goal and policies for Planning Commission and City Council review
- Finalize Housing and Economic Development elements for Planning Commission and City Council review

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Thank you!