



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, April 2, 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 03/05/2025 Meeting**

IV. BUSINESS

- 1. Presentation and Discussion: Draft Comprehensive Plan Climate, Housing, and Economic Development Policies - 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: April 2, 2025

AGENDA ITEM NAME: Approval of Minutes from the 03/05/2025 Meeting

SUMMARY/BACKGROUND:

STAFF CONTACT:

ATTACHMENTS:

1. 03.05.2025 Minutes



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
MARCH 5, 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
Chair Mark Tyler
Commission Member Stephen Mullinax
Commission Member Magdalena Butler
Commission Member Richard Wolf
Commission Member Niall Glavin

Vice Chair Amerman moved to excuse Commissioner Flynn. Seconded by Commissioner Wolf. Ayes all. Motion passed unanimously.

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.

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)

III. CONSENT AGENDA

1. Approval of Minutes from the 02/05/2025 Meeting

RESULT: (5-0)

MOVER: Commission Member Wolf

SECONDER: Commission Member Glavin

AYES: Vice Chair Amerman, Commission Member Mullinax, Commission Member Butler, Commission Member Wolf, Commission Member Glavin

NAYS: None

ABSTAIN: Chair Mark Tyler

Commissioner Wolf moved to approve the minutes as presented. Seconded by Commissioner Glavin. Commissioner Tyler abstained. 5 ayes, no nays. Motion passed unanimously.

IV. PUBLIC HEARING

1. Public Hearing and Motion of Recommendation: Legacy Trails III Mixed Use Overlay Expansion - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented the Legacy Trails III Mixed Use Overlay Expansion.

Discussion occurred regarding whether affordable housing is looked at during the rezoning process.

Discussion occurred regarding whether the current mixed-use code has standards for affordable housing.

Discussion occurred regarding how the City is tracking the progress of meeting affordable housing goals.

Discussion occurred regarding having a Development Agreement.

PUBLIC HEARING OPENED AT 6:56 PM

Comments received during public testimony can be heard on the City's website under [Planning Commission | Ridgefield, WA \(ridgefieldwa.us\)](#)

PUBLIC HEARING CLOSED AT 7:01 PM

Vice Chair Amerman moved to approve the requested change as written. Seconded by Commissioner Glavin.

Chair Tyler moved to amend the motion. He moved to recommend approval of the zone change with the consideration of a Development Agreement. Seconded by Vice Chair Amerman. 5 ayes, 1 nay. Motion passed.

RESULT: (5-1)

MOVER: Chair Tyler

SECONDER: Vice Chair Amerman

AYES: Vice Chair Amerman, Chair Tyler, Commission Member Mullinax, Commission Member Butler, Commission Member Wolf

NAYS: Commission Member Glavin

ABSTAIN: None

Vote on the motion to make the recommendation to approve the zoning change with consideration of requiring a Development Agreement with the zoning change.

RESULT:	(UNANIMOUS)
MOVER:	Chair Mark Tyler
SECONDER:	Vice Chair Richard Amerman
AYES:	Vice Chair Amerman, Chair Tyler, Commission Member Mullinax, Commission Member Butler, Commission Member Wolf

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.

No public comments provided.

VI. STAFF REPORTS

Claire Lust, Community Development Director, announced the State of the City is March 18th at 6:00 PM at the High School Performing Arts Center. She invited the Commission members to help at the Open House before the State of the City.

She will be sending the Commission a training session on Robert's Rules of Order.

She asked the Commission to let staff know if they will be able to attend the April meeting.

VII. FROM THE COMMISSION

Commissioner Mullinax is interested in the State of the City. He mentioned a Welcome to the City of Ridgefield sign at exit 9 that appeared to be a cardboard box.

Commissioner Amerman is mentoring the high school robotics team.

Commissioner Butler thanked the City Council for recognizing Black History Month and Youth Arts Month. She thanked Public Works for maintaining city roads during the recent snow. She attended the multicultural night at the high school. She thanked Miss Highland for her comment and advised her about the Roundabout Committee and the Ridgefield Art Association.

Commissioner Tyler thanked Ms. Lust and Ms. Siebert for the meeting preparation. He thanked the members of the public for attending. He thanked Vice Chair Amerman for stepping in to chair February's meeting.

VIII. ADJOURN

Trina Siebert, Planning Commission Clerk

Mark Tyler, Chair

**CITY OF RIDGEFIELD
REQUEST FOR COMMISSION ACTION**

MEETING DATE: April 2, 2025

AGENDA ITEM NAME: Presentation and Discussion: Draft Comprehensive Plan Climate, Housing, and Economic Development Policies

SUMMARY/BACKGROUND:

Economic Development, Housing, and Climate are each required elements of the 2025-2045 Comprehensive Growth Management Plan (Envision Ridgefield 2045). In March, City Council reviewed draft economic development, housing, and climate goals and policies during two study sessions. Those draft goals and policies are included in the attached slide deck.

The purpose of this meeting is for Planning Commission to discuss and provide feedback on the draft goals and policies. Staff will incorporate Council and Planning Commission's feedback to refine the drafts, which will ultimately come back through Planning Commission and Council for public hearings and adoption into the comprehensive plan.

No action is requested at this meeting.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Climate, Housing, and Economic Development Slides



City of Ridgefield
Comprehensive Plan Update

**Economic Development,
Housing, and Climate**



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 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.

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.

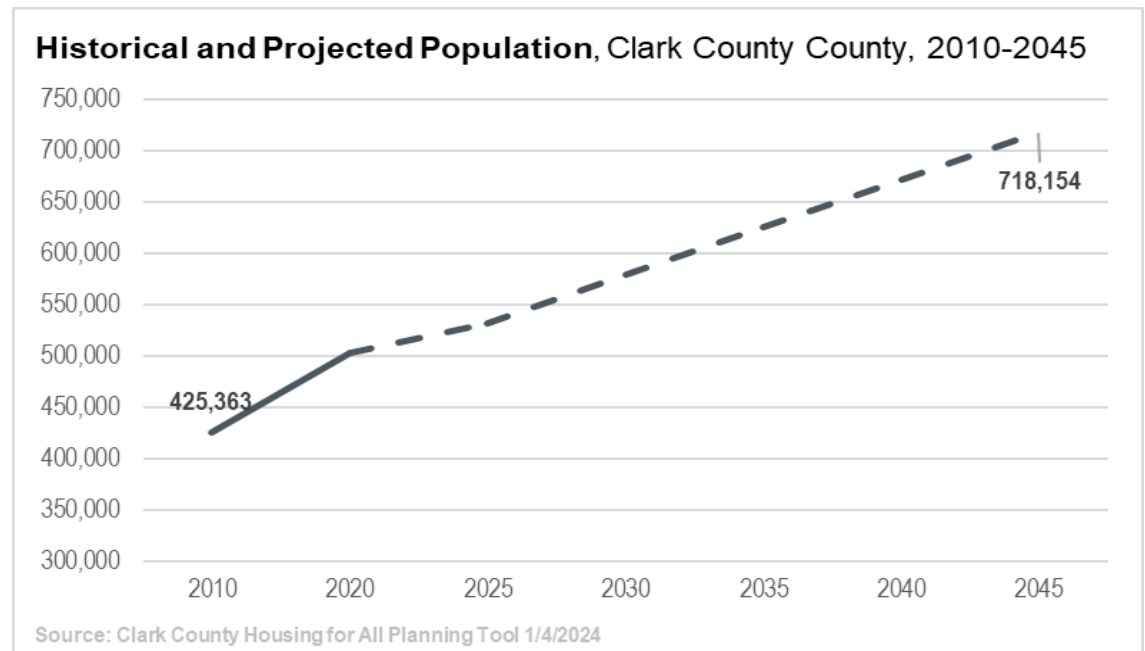
Existing Conditions - Housing

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

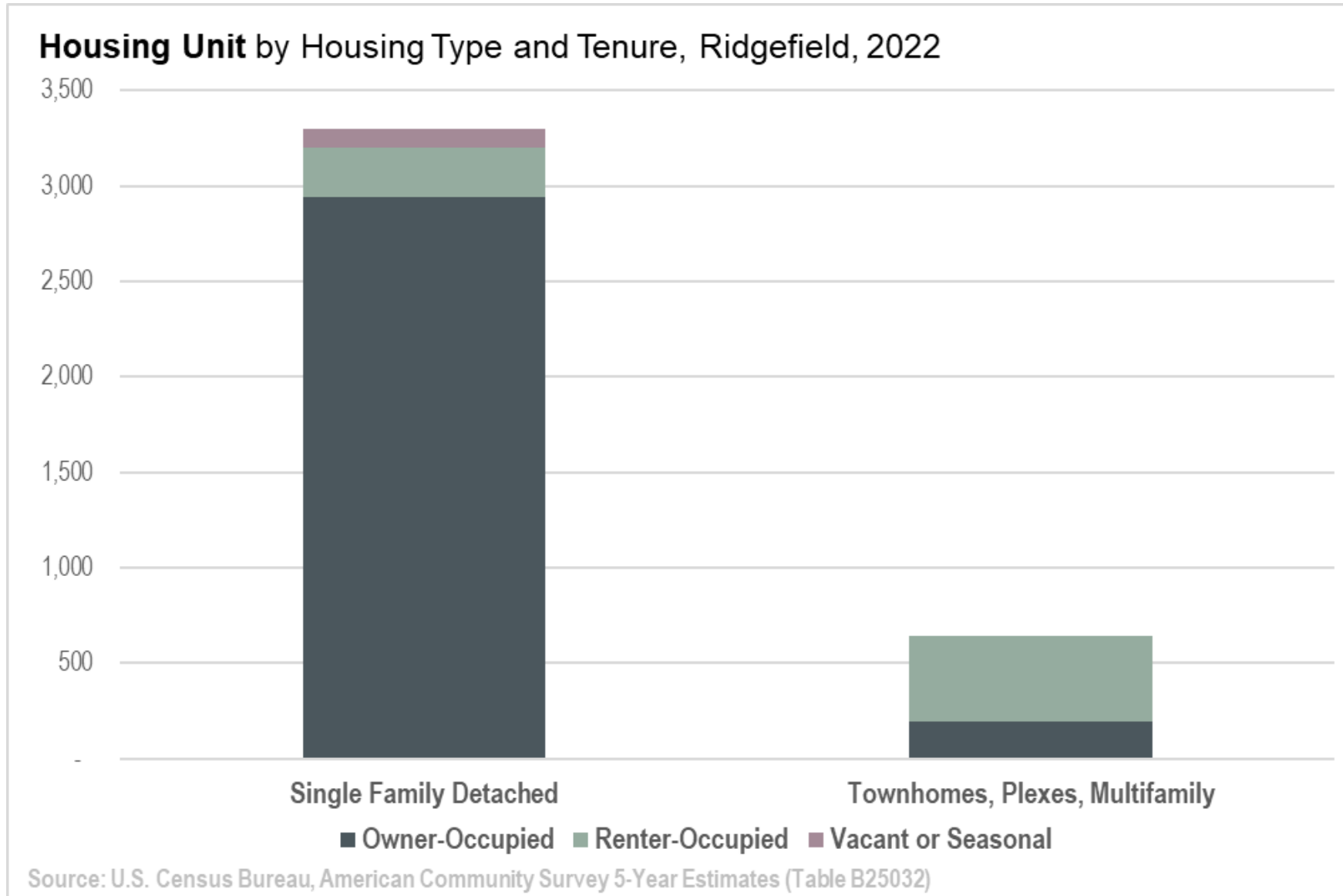
The average household size in the city was 2.98 persons per household, larger than the state (2.53) and county (2.65).

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.



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.

Climate

State Requirements

- House Bill 1181 mandates the inclusion of a **climate element** in local comprehensive plans, with two sub-elements:
 - **Greenhouse Gas (GHG) Emissions Reduction Sub-element:** Must identify actions Ridgefield will take to:
 - Reduce overall GHG emissions generated by transportation and land use;
 - Reduce per capita vehicle miles traveled (VMT); and
 - Prioritize reductions that benefit overburdened communities.
 - **Resilience Sub-element:** Identify actions Ridgefield will take to:
 - Equitably enhance resiliency to, and avoid or substantially reduce the adverse impacts of, climate change in human communities and ecological systems.
 - Prioritize actions that benefit overburdened communities that will be most impacted by natural hazards due to climate change.



Interlocal Agreement for Cooperative Climate Planning

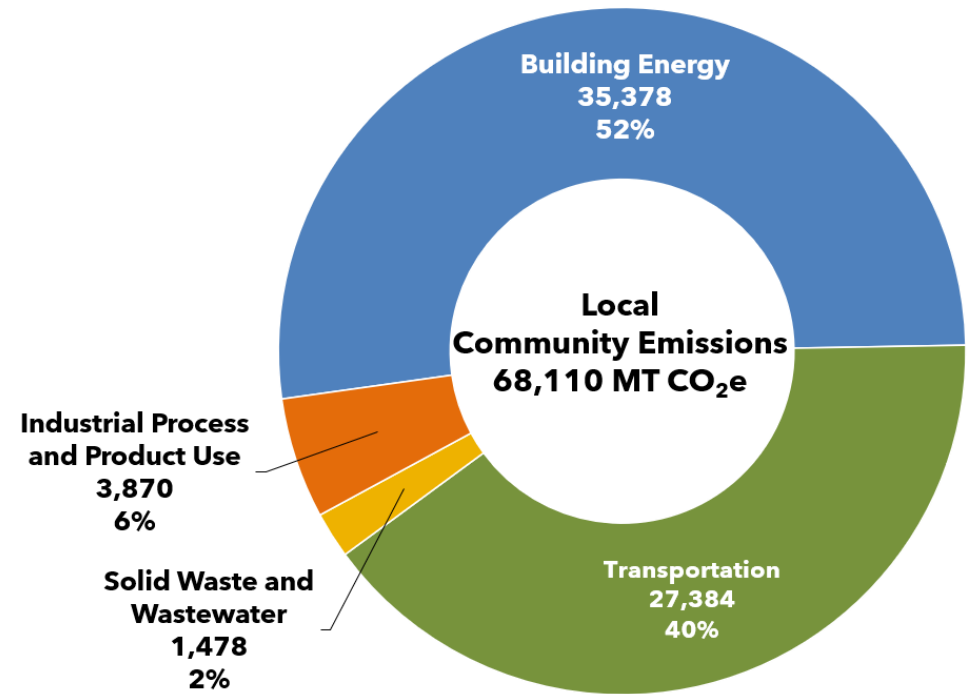
- Agreement between Clark County, Ridgefield, La Center, Camas, Battle Ground, Washougal, and Yacolt
- Key Deliverables:
 - Ridgefield GHG baseline inventory
 - Staff training to update the GHG inventory
 - Evaluation of natural hazards in Ridgefield
 - Vulnerability & Risk Assessment: Extreme Heat to Wildlife in Gee Creek, Lake River, and the National Wildlife Refuge



GHG Inventory

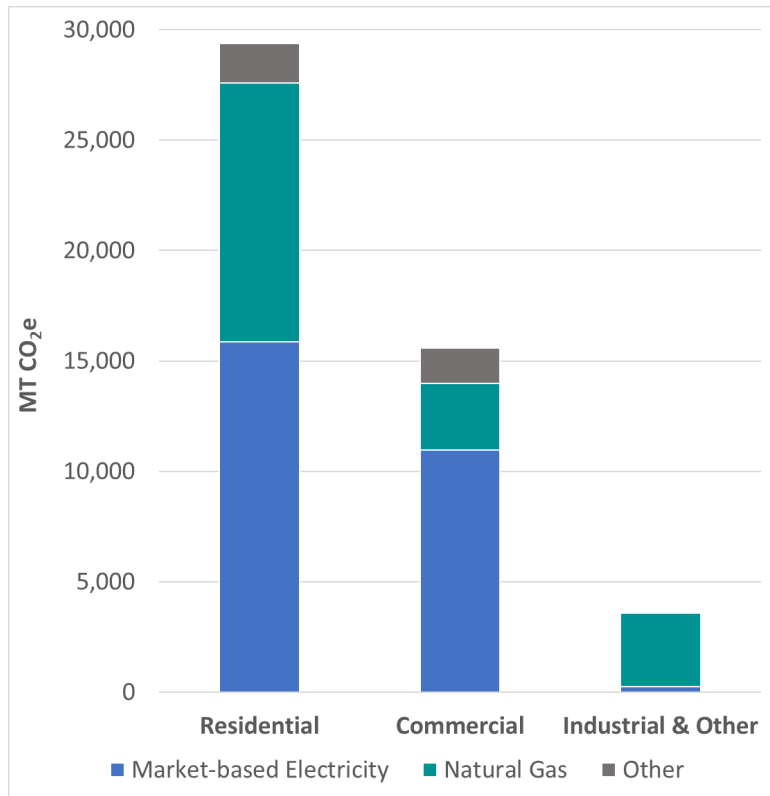
- Ridgefield's local emissions primarily come from building energy and transportation.
- Almost all emissions from buildings and transportation are from fossil fuels (over 92% of local emissions).

Local Emissions in Ridgefield



GHG Inventory

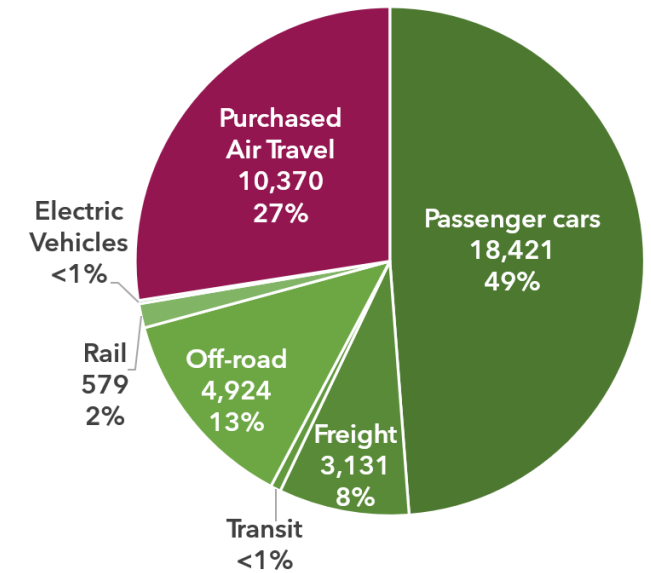
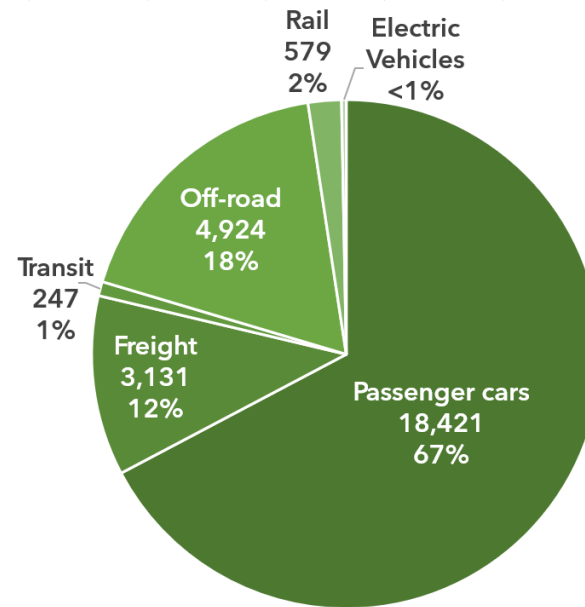
Building Energy Emissions by Source



Transportation Emissions Breakdown

Left: Ridgefield's transportation emissions, excluding air travel.

Right: Ridgefield's transportation emissions, including imported emissions from air travel.

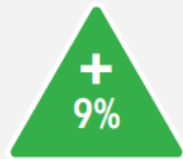


Hazard Risk Assessment

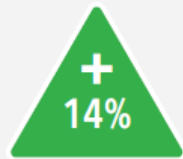


Extreme Precipitation

Total annual precipitation



by 2050



by 2080

Heavy rains can overwhelm drainage systems, collapse roadways, make driving unsafe, and lead to landslides and floods. Rainstorms may bring strong winds that down trees or powerlines. Though less rain is expected in summer, more is expected in other seasons.

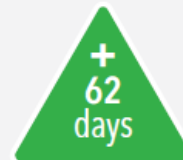


Extreme Heat

Annual days with a humidex** over 90°F



by 2050



by 2080

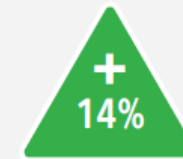
More hot days in summer will increase the risk of heat-related illness and may disrupt daily activities. Heat is expected to increase demand for water and electricity (air conditioning).

***Humidex is how hot it feels based on temperature and humidity*

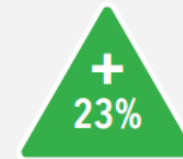


Landslides

Intensity of heavy precipitation events



by 2050



by 2080

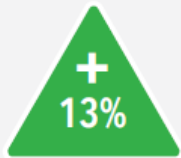
Heavy precipitation increases the risk of landslides by saturating the ground and loosening soil. Landslides damage natural areas, buildings, and infrastructure in their path. Debris may block roads, pollute waterways, and displace people living nearby.

Hazard Risk Assessment

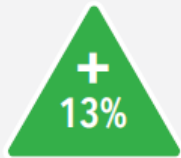


Flooding

Peak streamflow in the Lake River



by 2050



by 2080

Heavy rains cause flooding that may inundate homes, businesses, roads, and agricultural areas, leading to costly property damage and health impacts. Stream/river flooding can harm salmon and other aquatic species, create streambank erosion, and damage the quality of wildlife habitat.



Drought

Late summer precipitation (Jul 15 - Sept 15)



by 2050



by 2080

Less rain in summer means less water will be available for human use when demand is high. This will also impact wildlife by reducing the amount of water in lakes and streams.



Wildfires & Smoke

Annual days with high fire danger



by 2050



by 2080

Hotter, drier conditions increase the potential for wildfires, which may burn near populated areas, causing evacuations and property damage. Wildfire smoke can damage human health and disrupt daily activities.

Community Survey

- Online Survey:
 - Jan. 27 to Feb. 10, 2025
 - 67 responses
- Purpose:
 1. Learn how the community been affected by hazards in the past.
 2. Understand what would help the community respond and recover in the future.
 3. Identify community-supported ideas for reducing GHG emissions

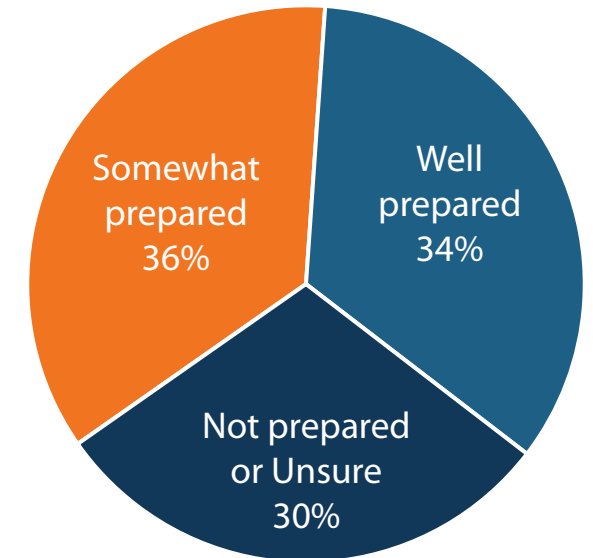
Community Engagement

- Most frequent natural hazards experienced in Ridgefield:
 - **Wildfire or wildfire smoke** (41 responses)
 - **Severe storms**, including heavy rain, wind, snow, ice (39 responses)
 - **Extreme heat or heat wave** (38 responses)
- Residents were affected by:
 - **Lost power or internet** (33 responses)
 - **Disruption to transportation facilities** (25 responses)
 - **Missed work or school** (24 responses)



Community Engagement (cont.)

- Community members generally feel **well- to somewhat-prepared** for projected changes in the severity of natural hazards.
- Factors that helped most during or after natural hazards:
 - **Preparation or survival kit** (22 responses)
 - **Emergency alerts** (22 responses)
- Factors that would help prepare for future events:
 - **Community alerts** (36 responses)
 - **Increased maintenance for roads and sidewalks** (25 responses)
 - **Community disaster preparedness plan** (24 responses)
 - **Access to disaster preparedness training or information** (22 responses)



Community Engagement (cont.)

People, buildings, areas, or services in Ridgefield that you believe might be more vulnerable to natural hazards (39 responses)

- Elderly (17 responses)
- People with disabilities and/or medical conditions (9 responses)
- Nature/Open space (8)

Draft Climate Goals & Policies

**Goal 7.1:
Encourage
buildings and
utilities be
designed for
energy efficiency
and to withstand
and recover from
natural disasters.**

Policy 7.1.1: Develop or modify design standards to integrate building features that reduce the impacts of natural hazards and increase resilience.

Policy 7.1.2: Promote the use of efficient energy systems in new and existing buildings to increase resiliency and reduce emissions and cost.

Policy 7.1.3: Prioritize the weatherization of existing and new residential buildings to lower emissions and enhance resilience.

Policy 7.1.4: Encourage local and community-based energy production and storage to provide education, economic development, and grid reliability benefits.

Draft Climate Goals & Policies

Goal 7.2: Improve the efficiency and resiliency of the local multimodal transportation system.

Policy 7.2.1: Support the coordination of land use and multimodal transportation planning to improve the efficiency of the transportation system and reduce greenhouse gas emissions.

Policy 7.2.2: Encourage the conversion of public fleets to zero-emission vehicles and develop supporting charging infrastructure at public buildings and facilities.

Policy 7.2.3: Facilitate the installation of electric vehicle charging infrastructure for private residential and commercial buildings.

Policy 7.2.4: Improve street connectivity and walkability to serve as potential evacuation routes.

Policy 7.2.5: Identify transportation infrastructure that is vulnerable to natural hazards and plan for a transportation system that is resilient to the impacts of extreme weather events and other hazards exacerbated by climate change.

Draft Climate Goals & Policies

Goal 7.3: Protect and restore green spaces and habitat to be resilient to natural hazards and provide refuge for people and wildlife during extreme weather.

Policy 7.3.1: Implement actions identified in stream restoration and salmon recovery plans to improve the climate resilience of streams and watersheds such as Gee Creek and Lake River to the effects of extreme heat.

Policy 7.3.2: Coordinate with environmental agencies on adaptive management strategies for the Ridgefield National Wildlife Refuge that address natural hazards including extreme heat, flooding, heavy precipitation, drought, and wildfire.

Policy 7.3.3: Identify opportunities to expand habitat protection and improve habitat quality and connectivity through invasive species management and enhancing the resilience of open spaces and habitat areas to natural hazards.

Policy 7.3.4: Protect and restore wetlands, wetland corridors, and floodplains to provide biological and hydrological connectivity that fosters resilience to flood risk and extreme weather events.

Policy 7.3.5: Protect and expand public green spaces and tree canopy to be resilient to extreme weather events and natural hazards.

Draft Climate Goals & Policies

Goal 7.4: Protect the long-term sustainability of the municipal water system from the impacts of development and changing hydrological conditions.

Policy 7.4.1: Plan for how the municipal water system will maintain adequate service during major natural hazards as well as under projected hydrological conditions such as a reduction in late summer precipitation and increases in the frequency of heavy rains and stream or river flooding.

Policy 7.4.2: Retrofit and design new public spaces and municipal buildings to message community benefits and showcase resilient water technologies, management, and benefits.

Policy 7.4.3: Encourage the sustainable management of water resources on private properties through methods such as water conservation, reclaimed water systems, and smart irrigation.

Policy 7.4.4: Develop and implement a comprehensive drought resilience strategy that factors in projected climate impacts to the local economy, ecosystems, and residents, and sets appropriate actions for various drought stages.

Draft Climate Goals & Policies

Goal 7.5: Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards.

Policy 7.5.1: Develop comprehensive and accessible evacuation plans, educational materials, and emergency alerts to help residents prepare for and practice faster, safer evacuations.

Policy 7.5.2: Collaborate with CRESA and engage in programs such as Firewise and StormReady to enhance community preparedness.*

Policy 7.5.3: Conduct pre-disaster assessments for critical and essential facilities, and create strategies to mitigate risks, such as relocating or retrofitting these facilities.*

Policy 7.5.4: Encourage local businesses to develop and implement comprehensive emergency preparedness and response plans to minimize disruptions during extreme weather events and other hazards.

Draft Climate Goals & Policies

Goal 7.6: Protect community health and well-being from the impacts of climate-exacerbated hazards and ensure that the most vulnerable residents and overburdened communities do not bear disproportionate health impacts.

Policy 7.6.1: Establish a “resilience hub” or other designated refuge site(s) that will provide shelter, information, and resources during a hazardous event such as a heatwave, major storm, smoke event, or power outage.

Policy 7.6.2: Prioritize the distribution of educational materials, resources, and emergency support to populations that are exposed to hazards, such as outdoor workers and the unhoused, and populations with high sensitivity and limited ability to cope with hazards, such as older populations, young children, people without AC, and people with chronic health conditions.

Draft Climate Goals & Policies

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ENVISION
RIDGEFIELD
2045



Thank you!