



**RIDGEFIELD PLANNING COMMISSION  
MEETING AGENDA**

**Wednesday, May 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. 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 04/02/2025 Meeting**

**IV. BUSINESS**

- 1. Envision Ridgefield 2045 - Land Use Updates and Draft Element Review - 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:** May 7, 2025

**AGENDA ITEM NAME:** Approval of Minutes from the 04/02/2025 Meeting

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**SUMMARY/BACKGROUND:**

**STAFF CONTACT:**

**ATTACHMENTS:**

1. 04.02.2025 Minutes



**CITY OF RIDGEFIELD, WASHINGTON  
PLANNING COMMISSION MEETING MINUTES  
APRIL 2, 2025**

**Regular Meeting - 6:30 PM**

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

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

<p><b>Present:</b> Commission Member Patrick Flynn Chair Mark Tyler Commission Member Stephen Mullinax Commission Member Richard Wolf Commission Member Niall Glavin</p> <p><b>Excused:</b> Commission Member Richard Amerman, Commission Member Magdalena Butler</p>
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Chair Tyler moved to excuse Commissioner Amerman and Commissioner Butler. Seconded by Commissioner Flynn, 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.

No public comments provided.

**III. CONSENT AGENDA**

**1. Approval of Minutes from the 03/05/2025 Meeting**

**RESULT:** 4-0  
**MOVER:** Commission Member Glavin  
**SECONDER:** Commission Member Flynn  
**AYES:** Chair Tyler, Commission Member Mullinax, Commission Member Glavin, Commission Member Wolf  
**NAYS:** None

**ABSTAIN:** Commission Member Flynn

Commissioner Glavin moved to approve the minutes as presented. Seconded by Commissioner Flynn. Commissioner Flynn abstained. 4 ayes, no nays. Motion passed unanimously.

#### **IV. BUSINESS**

##### **1. Presentation and Discussion: Draft Comprehensive Plan Climate, Housing, and Economic Development Policies - Claire Lust, Community Development Director**

Claire Lust, Community Development Director, presented the Draft Comprehensive Plan Climate, Housing, and Economic Development Policies. She stated no action is required, only discussion and feedback from the commission.

Ms. Lust presented the projected employment needs and capacity along with future housing goals and policies.

Discussion occurred regarding enhanced remote work opportunities and the tax revenue from those jobs. Discussion included how the city tracks individuals that work from home as well as broadband capacity.

Discussion occurred regarding the ratio of jobs per household and if the current goal is adequate.

Discussion occurred regarding the specifics of goals, policies and action items and how they are used in land use and the development code.

Discussion occurred regarding Ridgefield's downtown and waterfront. Discussion included Ridgefield Main Street and the guidelines they provide for improving facade. Discussion included larger employer job development.

Discussion occurred regarding current housing, population and similar cities to Ridgefield. Discussion included accessory dwelling units and HOA regulations.

Discussion occurred regarding affordable housing, property taxes and short-term rental. Discussion occurred regarding accessible housing.

Discussion occurred regarding the climate plan and energy-efficient buildings as well as local transportation. A community wide natural disaster plan was discussed.

#### **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, thanked the planning commission members for attending the State of the City. The State of the City video is online to view. She announced the Downtown Dash will be held on April 1st and the Spring Clean Up Event will be held on April 19th.

#### **VII. FROM THE COMMISSION**

Commissioner Mullinax agreed the State of the City attendance was encouraging and loved to see people

ask questions.

Commissioner Glavin thanked Ms. Lust for the presentation and for hosting a table at State of the City.

Commissioner Tyler stated it was great to be at State of the City. He agreed the Spring Clean Up Event is a great community event to attend.

**VIII. ADJOURN**

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Trina Siebert, Planning Commission Clerk

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Mark Tyler, Chair

**CITY OF RIDGEFIELD  
REQUEST FOR COMMISSION ACTION**

**MEETING DATE:** May 7, 2025

**AGENDA ITEM NAME:** Envision Ridgefield 2045 - Land Use Updates and Draft Element Review

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**SUMMARY/BACKGROUND:**

During the May 7 meeting, staff will share City Council and County Council's recent work on the land use mapping component of our coordinated 20-year growth management plans. Planning Commission will review Council's preferred land use map, which shows targeted Urban Growth Area (UGA) expansions and growth in mixed-use hubs based on community and Planning Commission input. The preferred map also assumes that properties in the current UGA may annex over the 20-year planning horizon. Council directed staff to move forward with this map during a study session on March 20 and is scheduled to formally adopt the preferred land use map on May 8.

Subsequently, Planning Commission will review and provide feedback on draft land use goals and policies, which work in tandem with the land use map as a required component of the growth management plan update.

The presentation slides are attached.

**STAFF CONTACT:** Claire Lust, Community Development Director

**ATTACHMENTS:**

1. May 7 slides\_land use



City of Ridgefield – Planning Commission  
**Comprehensive Plan Update**

Land Use



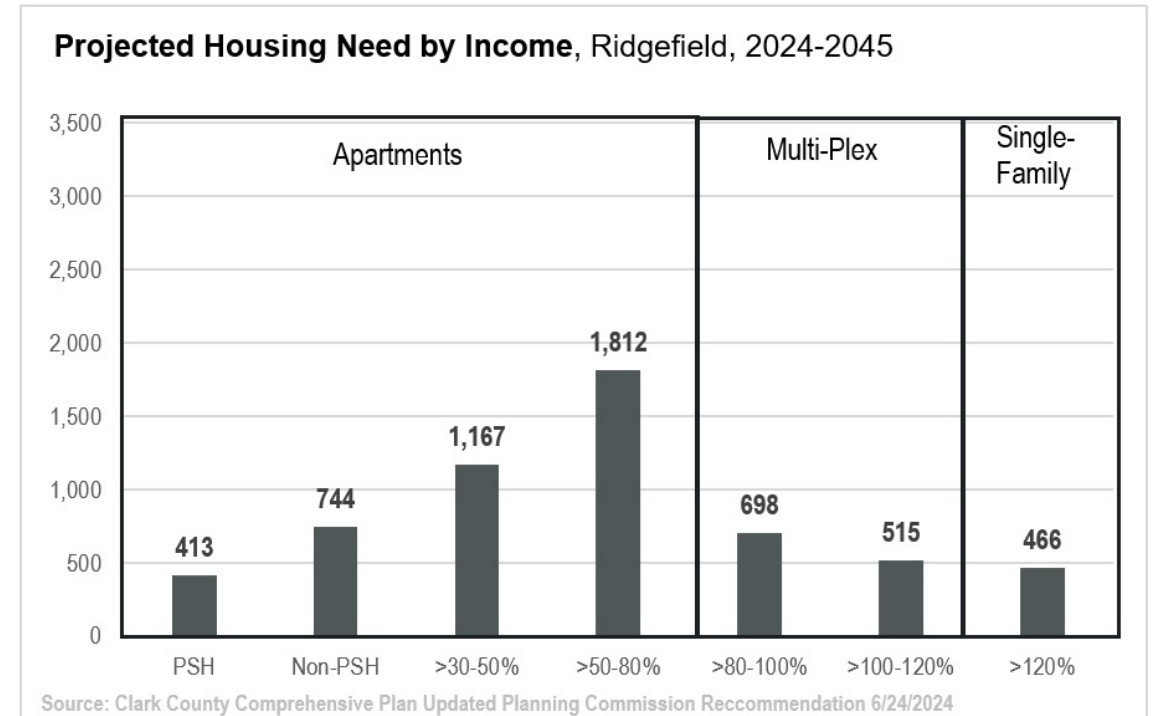
# Agenda

- Background
  - March City Council Study Session
  - Update on Clark County Council Action
- Review City Council's Preferred Land Use Alternative
  - *Discussion:* Develop consensus on the land use map
- Review Draft Land Use Goals & Policies
  - *Discussion:* Provide initial feedback on draft goal and policy language



# Background - 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 affordable units (<80% AMI) and 1,679 additional units (>80% AMI) by 2045.



# Assumptions

Max UGA Expansion	Limited UGA Expansion (Council preferred)	No UGA Expansion
<ul style="list-style-type: none"> <li>• <b>Include all property owner initiated UGA expansion areas</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Include North Industrial, Maul, and Jones expansion areas</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>No UGA expansion</b></li> </ul>
<ul style="list-style-type: none"> <li>• Less mixing of affordable housing in RLD zones</li> </ul>	<ul style="list-style-type: none"> <li>• Less mixing of affordable housing in RLD zones</li> </ul>	<ul style="list-style-type: none"> <li>• <b>More mixing of affordable housing in RLD zones</b></li> </ul>
<ul style="list-style-type: none"> <li>• Less mixing of affordable housing in RMD-16 zone</li> </ul>	<ul style="list-style-type: none"> <li>• Less mixing of affordable housing in RMD-16 zone</li> </ul>	<ul style="list-style-type: none"> <li>• <b>More mixing of affordable housing in RMD-16 zone</b></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Less annexation</b></li> </ul>	<ul style="list-style-type: none"> <li>• More annexation</li> </ul>	<ul style="list-style-type: none"> <li>• More annexation</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Less RMUO application</b></li> </ul>	<ul style="list-style-type: none"> <li>• More RMUO application</li> </ul>	<ul style="list-style-type: none"> <li>• More RMUO application</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Fewer</b> rezones/density increases</li> </ul>	<ul style="list-style-type: none"> <li>• <b>More</b> rezones/density increases</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Most</b> rezone/density increases</li> </ul>
<ul style="list-style-type: none"> <li>• Less redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>• Less redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>• <b>More</b> redevelopment</li> </ul>
<ul style="list-style-type: none"> <li>• Fewer ADUs</li> </ul>	<ul style="list-style-type: none"> <li>• Fewer ADUs</li> </ul>	<ul style="list-style-type: none"> <li>• <b>More</b> ADUs</li> </ul>

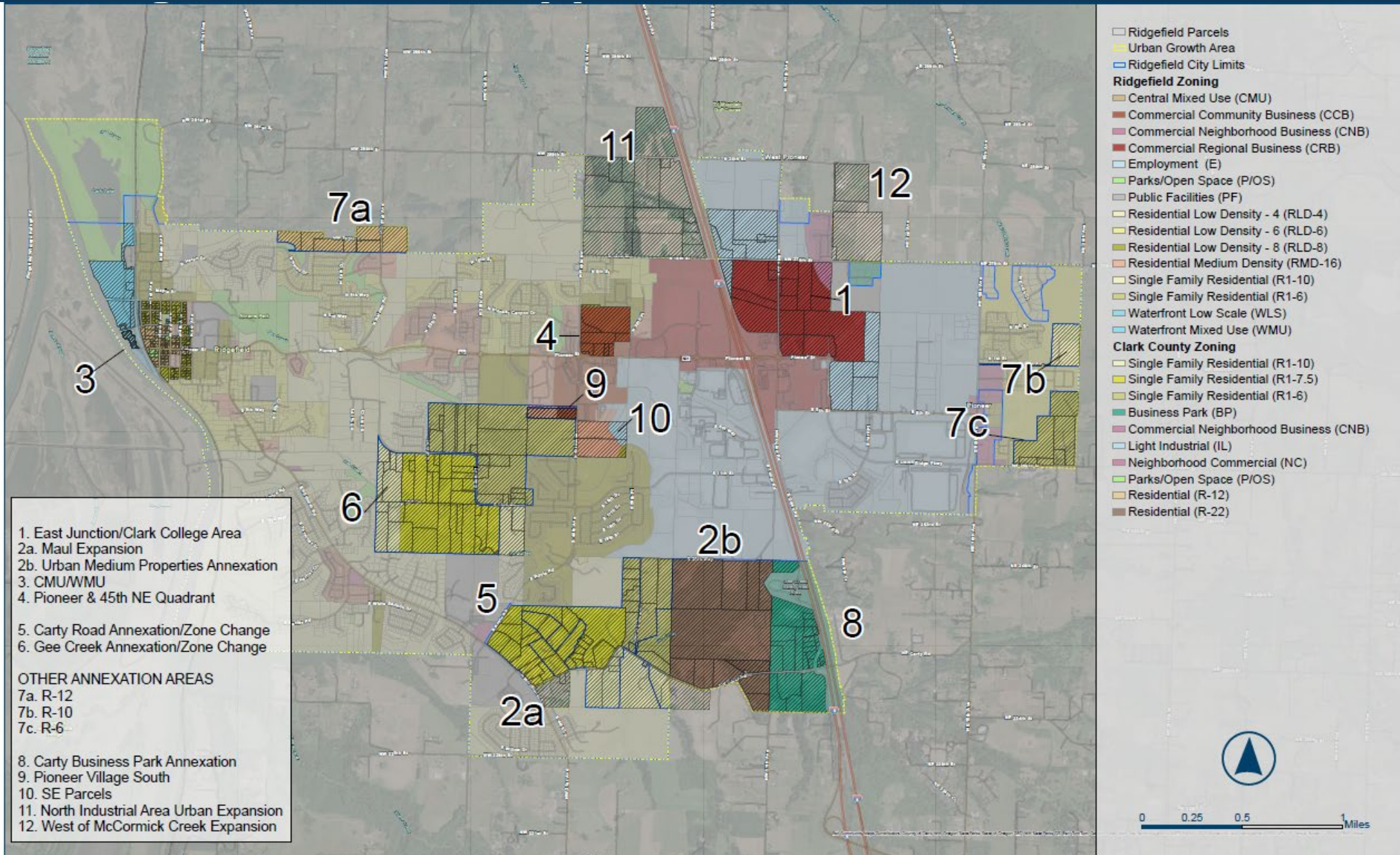
# Alternative Outcomes

	Max Expansion	Limited Expansion (Council Preferred)	No Expansion
2045 Population: Current City Limits <sup>1</sup>	19,807	20,139	20,489
2045 Population: Current Unincorporated UGA <sup>2</sup>	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%

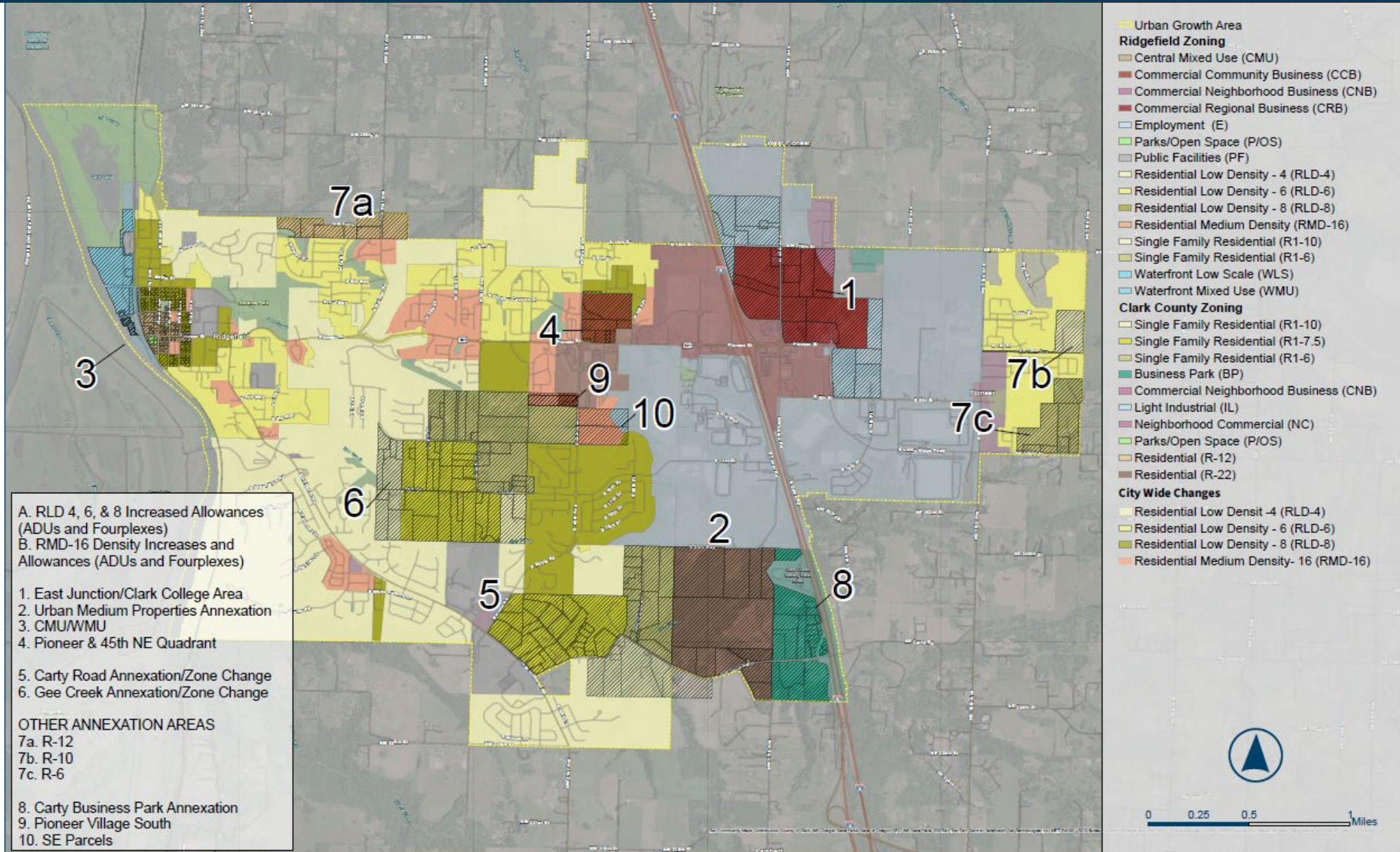
<sup>1</sup>2023 Population = 15,180

<sup>2</sup>2023 Population = 1,394

# City Council Preferred Alternative (Limited Expansion)



# No Expansion Alternative



# Draft Land Use Goals & Policies

**Goal 1.1: Provide an adequate supply of land designated for residential, commercial, employment, recreational, and other purposes to meet the needs of the community, accommodate a variety of housing options, and provide jobs and economic activity to support the local workforce.**

Policy 1.1.1 Establish land supplies and density allowances that are sufficient but not excessive to accommodate long-term population, housing, public facilities, and employment forecasts.

Policy 1.1.2 Align with the Clark County Planning Policies during Comprehensive Plan amendments. Provide input on population and employment projections, land capacity analysis, and comprehensive plan map designations during Clark County's vacant buildable lands and periodic Growth Management updates.

Policy 1.1.3 Maintain consistency in land use and capital facilities plans by reevaluating Ridgefield's land use plan when necessary to secure funding for public facilities and services to implement the plan.

Policy 1.1.4 Encourage efficient urban land use by facilitating infill and redevelopment of smaller properties.



Policy 1.1.5 Promote and support a targeted expansion of the Urban Growth Area to address historically overlooked properties, stimulate employment growth, and create opportunities for affordable housing in proximity to developed areas near the I-5 junction.

# Draft Land Use Goals & Policies

**Goal 1.2: Ensure sustainable development within the Ridgefield Urban Growth Area by balancing property owners' rights with public policy objectives.**

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Policy 1.2.1 Adopt clear and objective zoning, environmental and land division standards and regulations that ensure development consistent with the goals and policies of this plan.

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Policy 1.2.2 Allow property owners within the RUGA to use their property in a way that is consistent with public policy and ensure that critical areas regulations allow reasonable use of their property. City land use decisions must maintain owners' reasonable investment-backed expectations in their property and avoid unconstitutional 'taking' of private property.

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Policy 1.2.3 City, County, and special district regulations shall be consistent with provisions of the Ridgefield Urban Area Comprehensive Plan. Amend development code on a regular basis to ensure it reflects evolving city priorities and development trends.

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# Draft Land Use Goals & Policies

**Goal 1.3: Designate land uses and implement zones to integrate development with surrounding land, and where adequate public services, facilities, and infrastructure can be provided to support long-term growth.**

Policy 1.3.1: Implement targeted mixed-use overlay areas throughout the city that are supported with proximity to arterial transportation and transit corridors, accessibility to essential services, supporting infrastructure, and employment centers.

Policy 1.3.2: Promote denser development in areas well-served by public schools, transportation, and transit services to reduce vehicle miles traveled. Locate complementary land uses near to one another to maximize opportunities for people to work, shop, or play near where they live.

Policy 1.3.3: Facilitate development that minimizes adverse impacts on adjacent areas, including reducing environmental health disparities.

Policy 1.3.4: Encourage and regulate light industrial development near the I-5 interchange to maximize job creation while minimizing impacts on adjacent properties.

Policy 1.3.5: Maintain consistency with the Public Facilities Element and effectively plan for land use to help safeguard and enhance the quality and quantity of groundwater resources for public water supplies.

Policy 1.3.6: Consider adopting the Wildland Urban Interface Code developed by the International Code Council to mitigate wildfire risks.



# Draft Land Use Goals & Policies

**Goal 1.4: Create vibrant and well-connected neighborhoods that offer a diverse mix of housing and are designed to enhance pedestrian safety and promote a high quality of life for all residents.**

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Policy 1.4.1: Maintain and facilitate development of stable, mixed-use neighborhoods with a compatible mix of housing, jobs, commercial and retail, and public spaces in a safe pedestrian environment.

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Policy 1.4.2: Implement design standards for new residential developments to enhance architectural differentiation, street orientation, and integration with adjacent buildings; improve pedestrian connections; enhance neighborhood identity; and integrate parks, trails, and open spaces.

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# Draft Land Use Goals & Policies

## **Goal 1.5: Promote community identity and enhance compatibility to foster a sense of place and connection in Ridgefield.**

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Policy 1.5.1: Require commercial development to include human-scale elements to encourage pedestrian interaction, such as pedestrian access, window placement, street-front commercial activity, low to mid-range building elevation, and architectural variety at the street level.

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Policy 1.5.2: Provide incentives and establish regulations for a range of commercial uses that meet residents' needs. Ensure that the appropriate mix of uses and scale of development in each distinct commercial area based on surrounding land uses and development potential.

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Policy 1.5.3: Implement design standards for new commercial and industrial developments to increase architectural interest and variety, prioritize pedestrian, bicycle, and bus access, minimize vehicle dominance, incorporate landscaping and green building practices, and provide a master planning process for large developments.

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Policy 1.5.4: Preserve Downtown's small-town charm with pedestrian-scale and ground-floor commercial uses, promote special events and inclusive public spaces, and encourage a mix of uses to increase utilization.

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Policy 1.5.5: Support a vibrant waterfront district along Lake River by promoting a mix of ground-floor commercial, office, recreational, and residential uses, and orienting buildings toward the Lake River shoreline to maximize opportunities.

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ENVISION  
RIDGEFIELD  
2045



Thank you!