



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, May 15, 2025
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

- 1. Envision Ridgefield 2045: Draft Land Use Goals and Policies - Claire Lust, Community Development Director**

II. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 15, 2025

AGENDA ITEM NAME: Envision Ridgefield 2045: Draft Land Use Goals and Policies

GOVERNING LEGISLATION

RCW 36.70A - Growth Management

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

Land use is one of the required elements of Envision Ridgefield 2045, Ridgefield's 20-year growth management plan. One component of the land use element is the land use map. Council formed consensus around a land use map showing strategic, targeted growth on March 20 and formalized their selection of this preferred map on May 8. The other component of the land use element is a series of goals and policies consistent with the preferred land use map. The purpose of this study session is for Council to provide feedback on the draft land use goals and policies included as an attachment.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

N/A

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. May 15 slides_land use



City of Ridgefield – City Council Comprehensive Plan Update

Land Use

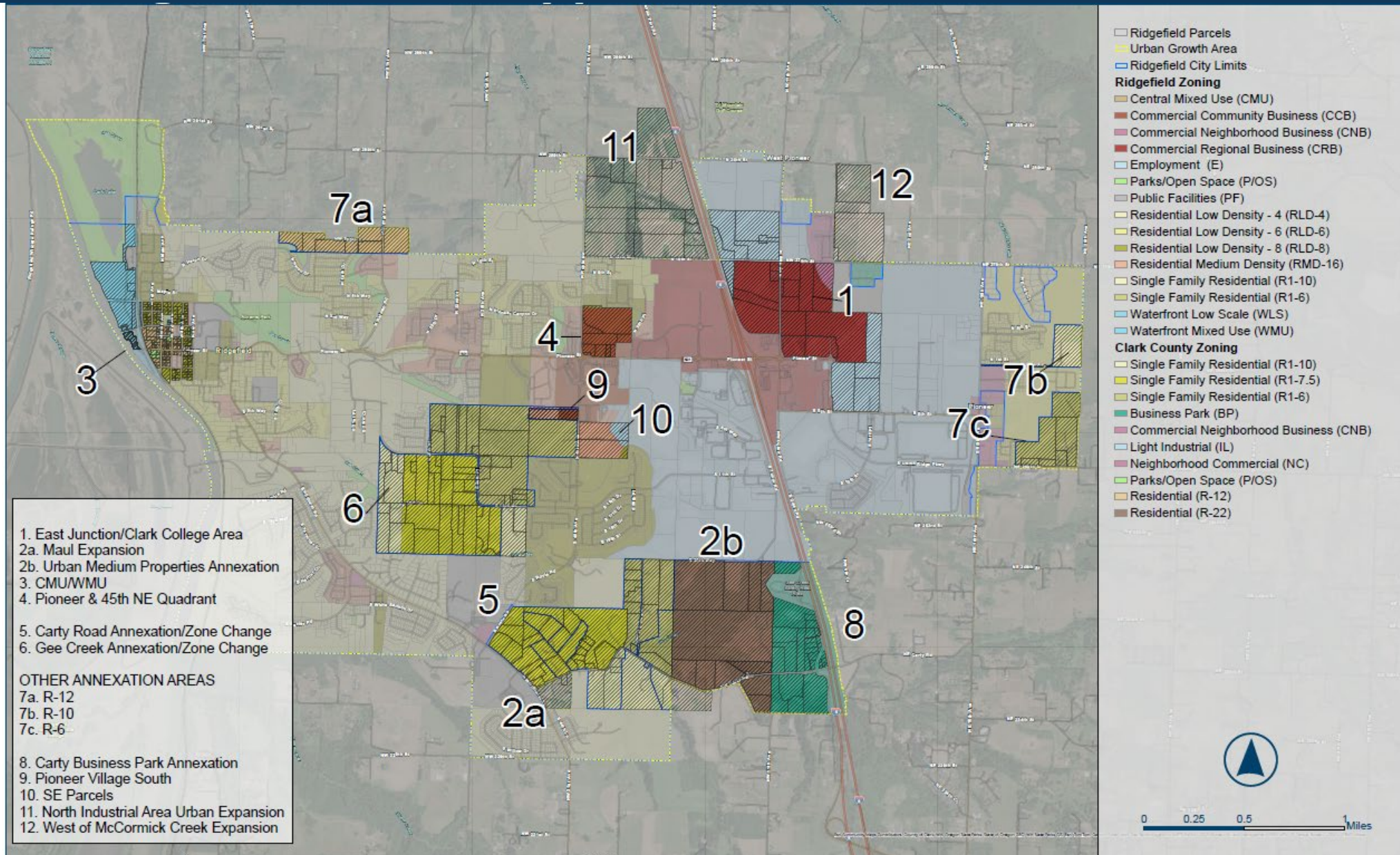
ENVISION
RIDGEFIELD
2045

Agenda

- Background
 - Planning Context
 - May 8 Planning Commission Meeting
- Review City Council's Preferred Land Use Alternative
- Review Draft Land Use Goals & Policies
 - *Discussion:* Provide initial feedback on draft goal and policy language



City Council Preferred Alternative (Targeted Growth)



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.

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.

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.

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.

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.

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.

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 with continuity to surrounding developments.

Draft Land Use Goals & Policies

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

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.

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.

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.

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.

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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Thank you!