



**RIDGEFIELD CITY COUNCIL  
MEETING AGENDA**

**Thursday, April 16, 2026  
RACC - Columbia Assembly Room  
510 Pioneer Street, Ridgefield, WA 98642**

- I. STUDY SESSION - 4:00 P.M.**
  - 1. Envision Ridgefield 2045: Implementation Plan and General Schedule Updates -  
Claire Lust, Community Development Director**
- II. ADJOURN**



City of Ridgefield – City Council  
**Comprehensive Plan Update**

**Implementation Plan +  
General Updates**

*April 16, 2026*



# Agenda

- Implementation Plan
  - *Discussion:* Provide feedback and comments on proposed implementation activities and metrics
- General Updates
- Next Steps



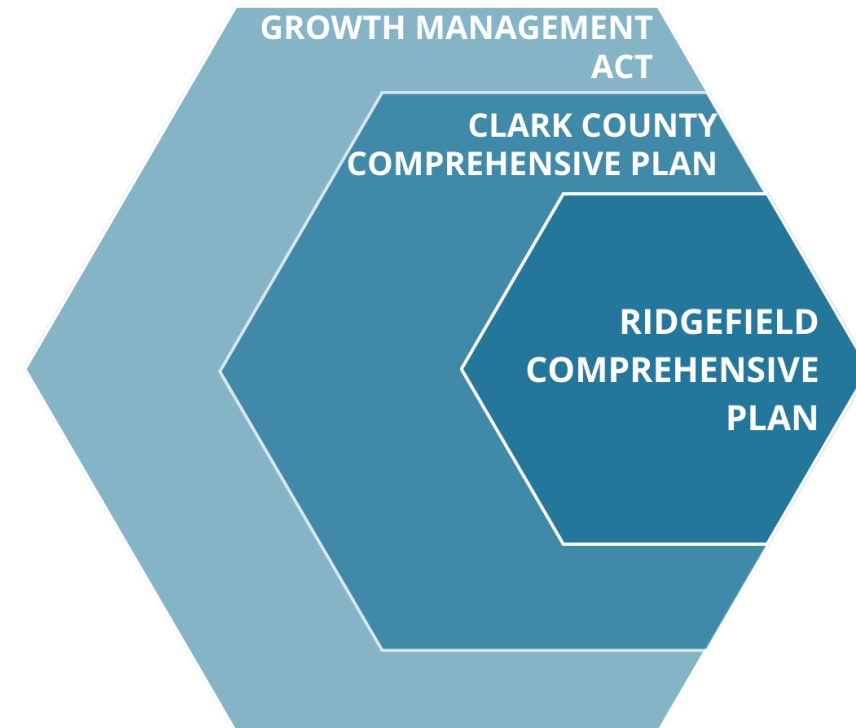
# Background – Implementation Plan

- Why an Implementation Plan?
  - At the start of the Envision Ridgefield 2045 process, staff identified absence of means to track follow-through as a weakness of the 2016 plan
  - The City is developing an Implementation Plan for the Comprehensive Plan to *translate long-range vision, goals, and policies into clear and achievable actions*
  - Addresses a key question: *How does the city actually make this plan happen?*



# Background – Implementation Plan

- Implementation Plan Objectives
  - Ensure the updated Comprehensive Plan is active and actionable;
  - Track progress on goals, policies, and metrics; and
  - Provide a framework for ongoing updates and refinements of the Comprehensive Plan.
- Compliance with State GMA requirements:
  - 5-year progress report on affordable housing production; and
  - 5-year progress report on greenhouse gas emissions reductions.



# Policy vs. Implementation

## Policy

- Policies represent the deliberate *actions and decisions* by government bodies to identify and address important societal issues and meet common goals.
  - They are rarely a single decision, rather they are a *series of decisions* taken by government officials over time.
  - The aim of policies are to *meet the needs of the community*.



## Implementation

- Implementation is the *execution* of the policies into *reality*.
  - Is often carried out through the creation of *regulations and standards*, and provision of *services*.
  - May consist of enforcement activities, especially with federal/state regulations.

# Policy vs. Implementation: Example

## Policy

- 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.



## Implementation

- Establish downtown development review process focused on *ground floor commercial uses and pedestrian connectivity*.
- Adopt new Downtown *subarea plan* by Summer 2027

# Implementation Plan Components

Policy	Implementation Strategies	Timeline	Metrics / Outcomes	Lead / Partners	Funding Parameters
Comprehensive Plan policy language	Description of the action/ strategy	Expected timeline to begin implementation for this work	Measurement of action / strategy to track progress	City office or department responsible for overseeing the implementation and connecting with partner agencies and organizations to aid with implementation and/or funding	Relative level of funding needed

# Discussion



Does this framework reflect how you expect the Comprehensive Plan to be implemented in practice?

Would organizing actions in an implementation matrix based on this structure be helpful for decision-making and tracking progress over time?

Which strategies or actions feel most important to focus on first? Are there priorities that rise to the top for you?

Understanding that the information presented today is not exhaustive, is there any major topic or consideration that is missing here?



Policy	Implementing Strategies	Metric(s)
<p><b>1.1.1</b> <i>Establish land supplies and density allowances that are sufficient but not excessive to accommodate long-term population, housing, public facilities, and employment forecasts.</i></p>	<ul style="list-style-type: none"> <li>A. Allow middle-housing in all zones allowing residential and relax land use and design regulations on middle-housing.</li> <li>B. Assess/audit/adjust maximum densities for higher density residential and mixed-use zones.</li> </ul>	<ul style="list-style-type: none"> <li>A. Adopt middle housing provisions in the Ridgefield Municipal Code (RMC).</li> <li>B. Assess/audit/adjust the density provisions currently in RMC.</li> </ul>
<p><b>1.1.5</b> <i>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.</i></p>	<ul style="list-style-type: none"> <li>A. Update zoning and land use regulations to facilitate higher density development, mixed-use projects, and employment uses in the targeted UGA expansion areas.</li> <li>B. Implement policies and programs to ensure that a portion of the new development in the targeted UGA expansion areas is dedicated to affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>A. Increase middle-housing and high-density housing developments over time.</li> <li>B. Programmed, funded and developed key infrastructure projects to support the expanded UGAs.</li> <li>C. An updated RMC to support higher density and mixed-use developments with incentives to accommodate affordable housing.</li> </ul>

# Land Use (cont.)



Policy	Implementing Strategies	Metric(s)
<p><b>1.5.4</b> <i>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.</i></p>	<p>A. Establish downtown development review process focused on ground floor commercial uses and pedestrian connectivity.</p> <p>B. Adopt new Downtown Subarea Plan by Summer 2027.</p>	<p>A. Adopted downtown site plan review process in the RMC with incentives to increase pedestrian connectivity to public spaces.</p> <p>B. Adopted Downtown Subarea Plan.</p>



Policy	Implementing Strategies	Metric(s)
<p><b>2.1.3</b> <i>Encourage a mix of housing development types such as single-family residences, townhomes, apartments, plexes, cottage homes, and accessory dwelling units (ADUs).</i></p>	<ul style="list-style-type: none"> <li>A. Revise the RMC to allow up to two ADUs per residential lot.</li> <li>B. Implement middle housing regulations in compliance with HB 1110.</li> <li>C. Consider a program to reduce timelines for middle housing.</li> </ul>	<ul style="list-style-type: none"> <li>A. Achieve at least a 25% increase in middle-housing development by 2030.</li> <li>B. Increase the # of ADUs built/sited year over year.</li> </ul>
<p><b>2.2.1</b> <i>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 solely by the private sector.</i></p>	<ul style="list-style-type: none"> <li>A. Establish a City partnership with local nonprofits and private sector developers to create affordable housing projects.</li> <li>B. Establish a system to monitor and evaluate the effectiveness of implementing housing programs and reassess as necessary if not achieving affordable housing targets.</li> </ul>	<ul style="list-style-type: none"> <li>A. Experience an increased production of affordable housing from housing programs.</li> <li>B. Achieve a goal of 900 affordable housing units by 2035.</li> </ul>



Policy	Implementing Strategies	Metric(s)
<p><b>3.1.1</b> Consider water, sewer, police, transportation, fire, schools, stormwater management, parks and trails, City buildings, and City services including permitting, finance, and events as necessary public facilities and services. Ensure that facilities are sufficient to support planned development.</p>	<p>A. Prepare and regularly update capital facility plans that identify existing capacity, planned improvements, and service standards.</p>	<p>A. Capital facility plans updated and adopted every 5 years.</p>
<p><b>3.3.1</b> Manage stormwater to safely collect, treat, and discharge runoff; maintain and improve water quality of receiving streams, lakes, and wetlands; protect and enhance fish and wildlife habitats; promote recreational opportunities; and enhance community aesthetics.</p>	<p>A. Retrofit city facilities with low-impact development measures to better manage stormwater (e.g., pervious surfaces, bioswales, bioretention, rain gardens, etc.).</p>	<p>A. Retrofit at least 3 city-owned facilities or street segments by 2032 with green infrastructure.</p>

# Public Facilities (cont.)



Policy	Implementing Strategies	Metric(s)
<p><b>3.3.3</b> <i>Prior to 2029, prepare and adopt tree canopy goals and policies that support stormwater management and water quality improvements. This should include outlining strategies to preserve existing mature trees, inventory the existing tree canopy, protect future canopy under existing conditions, develop long-term goals for tree canopy, and identify challenges, opportunities, and action items.</i></p>	<p>A. Use aerial imagery or LiDAR to assess current canopy coverage citywide and identify areas with low coverage, high impervious surface, and stormwater vulnerability.</p>	<p>A. Achieve a new 10% increase in tree canopy coverage citywide by 2035, with a focus on stormwater priority zones.</p>

# Economic Development



Policy	Implementing Strategies	Metric(s)
<p><b>4.2.4</b> <i>Support business retention and growth for downtown and waterfront businesses by coordinating with partner agencies and organizations on programs that encourage façade improvements, signage and wayfinding, and improved storefront access, while preserving Ridgefield’s unique character.</i></p>	<ul style="list-style-type: none"> <li>A. Coordinate with local partners, such as the Ridgefield Main Street Association, Port of Ridgefield, and Chamber of Commerce.</li> <li>B. Adopt a new Downtown Subarea Plan to guide economic development.</li> </ul>	<ul style="list-style-type: none"> <li>A. Monitor success of program by surveying the public about their perception of downtown and waterfront character and aesthetics.</li> <li>B. Adopted Downtown Subarea Plan.</li> </ul>
<p><b>4.3.1</b> <i>Work with partners including CREDC and Clark College to identify and maintain larger employment parcels for large scale, campus-style employment.</i></p>	<ul style="list-style-type: none"> <li>A. Establish a working program with CREDC, Clark College, and key economic development groups.</li> <li>B. Audit zoning/development regulations ensuring identified parcels are ‘shovel ready’.</li> <li>C. Ensure that infrastructure is planned for to support employment development.</li> </ul>	<ul style="list-style-type: none"> <li>A. Identify at least 3 parcels suitable for large scale, campus-style employment (10-acre minimum) with supporting zoning /development code and infrastructure to streamline development.</li> <li>B. Monitor supporting mixed-use development near Clark College.</li> </ul>



Policy	Implementing Strategies	Metric(s)
<p><b>6.1.4</b> <i>Prioritize siting parks in proximity to vulnerable communities, such as low-income residents and seniors.</i></p>	<ul style="list-style-type: none"> <li>A. Conduct a park equity &amp; access analysis to map current park access within a 10-minute walk for all residents and identify underserved/vulnerable areas.</li> <li>B. Ensure new parks and park retrofits include ADA-compliant paths, seating, shade, and restrooms that support all ages and abilities.</li> </ul>	<ul style="list-style-type: none"> <li>A. Site and construct at least 2 neighborhood parks or green spaces within a one-half mile walk from vulnerable and/or underserved areas with ADA-compliant paths and facilities.</li> </ul>
<p><b>6.2.1</b> <i>Develop a citywide interconnected trail system linking schools, parks, public facilities, and residential/mixed-use areas. Integrate trail connectivity into transportation and utility planning.</i></p>	<ul style="list-style-type: none"> <li>A. Ensure all schools/parks are connected by trails/pathways within a ½-mile radius.</li> <li>B. Comply with the Complete Streets Ordinance. Require all new and reconstructed streets to accommodate all modes, unless exempted.</li> </ul>	<ul style="list-style-type: none"> <li>A. Site and construct at least 2 neighborhood parks or green spaces within a one-half mile walk from vulnerable and/or underserved areas with ADA-compliant paths and facilities.</li> </ul>

# Parks and Recreation (cont.)



Policy	Implementing Strategies	Metric(s)
<i>6.3.1 Develop dedicated funding for a complete park system that includes acquisition, development, maintenance, and operation of parks, trails, open space, and recreation programs to serve residents.</i>	A. Establish a multi-source funding plan that includes capital improvement planning, dedicated tax measures, park impact fees, and/or federal and state grants, including reserve funds for ongoing maintenance of park and recreation facilities.	A. Fully funded and planned parks, recreation, and open space facilities to meet current and future demands of the City.



Policy	Implementing Strategies	Metric(s)
<p><b>7.2.4</b> <i>Identify transportation infrastructure that is vulnerable to natural hazards and improve street connectivity and walkability to serve as potential evacuation routes.</i></p>	<ul style="list-style-type: none"> <li>A. Conduct a hazard risk and evacuation route assessment.</li> <li>B. Map transportation assets in flood-prone areas, landslide danger zones, wildfire vulnerable locations, etc.</li> </ul>	<ul style="list-style-type: none"> <li>A. Inventory and map high hazard transportation facilities and evacuation routes by 2028.</li> </ul>
<p><b>7.4.3</b> <i>Encourage the sustainable management of water resources on private properties through methods such as water conservation, reclaimed water systems, smart irrigation, and prioritize planting of native plants that require less water to establish and maintain.</i></p>	<ul style="list-style-type: none"> <li>A. Provide technical guidance, rebates, or plant vouchers for native and drought-tolerant landscaping.</li> <li>B. Promote conversion of grass lawns into native gardens with the Backyard Habitats Program.</li> </ul>	<ul style="list-style-type: none"> <li>A. Monitor and report the conversion of grass lawns into native gardens for individual public or private properties, including residences and businesses, by 2030.</li> </ul>

# Climate (cont.)



Policy	Implementing Strategies	Metric(s)
<p><i>7.6.5 Create and sustain a business technical assistance program to increase recycling and reduce waste.</i></p>	<ul style="list-style-type: none"><li>A. Create a business waste recycling and reduction committee that represents local business owners, waste managers, and local advocacy groups.</li><li>B. Utilize committee to identify primary business-related wastes, methods of waste recycling and reduction, establish waste goals, and identify incentives for business owners to reduce and recycle.</li><li>C. Based in committee recommendations, establish an incentive program for local business to recycle or reduce wastes.</li></ul>	<ul style="list-style-type: none"><li>A. An effective business technical assistance program that diverts up to 25% of waste away from landfills by 2035.</li></ul>



Policy	Implementing Strategies	Metric(s)
<p><b>8.1.2</b> <i>Design streets to manage vehicular traffic while providing safe routes for walking, bicycling, and public transportation. Encourage the use of alternative modes of transportation to reduce VMT and greenhouse gas emissions per capita.</i></p>	<ul style="list-style-type: none"> <li>A. Develop a bike and pedestrian master plan with prioritized capital projects.</li> <li>B. Coordinate with the local transit authority to improve first/last mile infrastructure (e.g., sidewalks to stops, bike infrastructure).</li> <li>C. Encourage large employers, new mixed-use developments, and schools to offer incentives for walking, biking, carpooling, or work from home.</li> </ul>	<ul style="list-style-type: none"> <li>A. Construct or improve 10 miles of new sidewalks, commuter trails, and bike lanes by 2031.</li> <li>B. Hold inaugural annual ‘Walk &amp; Roll to School Day’ in 2027.</li> <li>C. Hold inaugural annual city-wide ‘Walk &amp; Roll to Work Day’ in 2027.</li> </ul>

# Transportation (cont.)



Policy	Implementing Strategies	Metric(s)
<p><b>8.1.4</b> <i>Plan and build pedestrian facilities that serve dual purpose for transportation and recreation through providing sidewalks on both sides for all arterial, collector, and local streets, and requiring sidewalks for new and infill development unless the benefits of providing sidewalks are burdensome to critical areas. Inventory and identify missing gaps in the existing sidewalk network and develop a schedule for improvements to complete sidewalk network.</i></p>	<ul style="list-style-type: none"><li>A. Regularly update the Transportation Capital Facility Plan to inventory and identify gaps in the current pedestrian facility network.</li><li>B. Prioritize key roadways and pedestrian network opportunities.</li><li>C. Identify and secure funding for pedestrian improvement projects.</li></ul>	<ul style="list-style-type: none"><li>A. Lower the Level of Traffic Stress (LOS) below a rating of “3” along 10 miles of arterials and collectors by 2031.</li><li>B. Increase sidewalk network at least 15 miles on both sides of all roadways (where feasible) by 2031.</li></ul>

# Discussion



Does this framework reflect how you expect the Comprehensive Plan to be implemented in practice?

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# General Updates



- January through March 2026:
  - Clark County Council work sessions on preferred land use alternatives, transfer of development rights (TDRs), interlocal agreements (ILAs), and ag de-designation process.
- April 27 & 28, 2026: Clark County Hearing – selection of preferred land use alternative
- July 2026 (Tentative): County issues FEIS



# Next Steps

- April 30, 2026: City Council Work Session Meeting
  - Draft Environment Element and Critical Areas Ordinance
- May 21, 2026: City Council Work Session Meeting
  - Draft Public Participation and Annexation Elements
- Anticipated Fall 2026: Comprehensive Plan Adoption Hearings



ENVISION  
RIDGEFIELD  
2045



**Thank you!**