



**RIDGEFIELD PLANNING COMMISSION  
MEETING AGENDA**

**Wednesday, July 1, 2026  
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 06/03/2026 Meeting**

**IV. BUSINESS**

- 1. Presentation and Discussion: Envision Ridgefield 2045 Batch 1 Elements (Economic Development, Public Facilities, Parks & Recreation, and Arts, Culture, & History) -**

**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:** July 1, 2026

**AGENDA ITEM NAME:** Approval of Minutes from the 06/03/2026 Meeting

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**SUMMARY/BACKGROUND:**

**STAFF CONTACT:**

**ATTACHMENTS:**

1. 06.03.2026 Minutes



**CITY OF RIDGEFIELD, WASHINGTON  
PLANNING COMMISSION MEETING MINUTES  
JUNE 3, 2026**

**Regular Meeting - 6:30 PM**

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

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

<p><b>Present:</b> Vice Chair Patrick Flynn Chair Mark Tyler Commission Member Jeffrey Borchardt Commission Member Steven Moylan Commission Member Justin Raczak Commission Member Heather Gordon</p>
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**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 4/01/2026 Meeting**

<p><b>RESULT:</b> (UNANIMOUS) <b>MOVER:</b> Vice Chair Patrick Flynn <b>SECONDER:</b> Commission Member Borchardt <b>AYES:</b> Vice Chair Flynn, Chair Tyler, Commission Member Borchardt, Commission Member Moylan, Commission Member Raczak, Commission Member Gordon</p>
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Vice Chair Flynn moved to recommend approval of the minutes as presented. Seconded by Commissioner Borchardt. Ayes all. Motion passed unanimously.

#### **IV. BUSINESS**

##### **1. Presentation: Envision Ridgefield 2045 Project Updates - Claire Lust, Community Development Director**

Claire Lust, Community Development Director, presented Envision Ridgefield 2045 Project Updates.

Discussion occurred regarding the urban growth area through 2045, including housing and job capacity requirements.

Discussion occurred regarding City Council's preferred land use alternative and planning principles for future growth.

Discussion occurred regarding coordination with Clark County on land use alternatives and urban growth area expansion proposals.

Discussion occurred regarding the City's requirement to align its Comprehensive Plan with the County's adopted plan and related schedule.

Discussion occurred regarding "middle housing" types including townhomes, duplexes, triplexes, and ADUs.

Discussion occurred regarding clarification of urban growth area boundaries and the specific two expansions.

#### **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.

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)

#### **VI. STAFF REPORTS**

Claire Lust reported a Planning Commission member, Nial Glavin, resigned due to relocation and there will be a new selection soon.

Miss Lust announced upcoming community events, including the Big Paddle and a City Tour scheduled for July 2nd.

Commissioner Moylan asked about the city's EIS and who performs that analysis.

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

Commissioner Moylan stated he met with Steve Stuart and inquired about how the planning commission could be improved. He stated it might be difficult for members to make community decisions.

Commissioner Gordon had nothing to report.

Commissioner Borchardt stated he would be at the Big Paddle.

Vice Chair Flynn stated he was happy to see members of the public at the meeting. He stated the city tour is very educational and a great event to attend. He thanked the city staff.

Commissioner Raczak thanked the residents for attending and stating their comments. He thanked the community development team and said the code and permitting process was easy to navigate.

Chair Tyler stated it was great to see members of the public at the meeting, and he appreciates their input. He met with Director Thamert and stated it was great to learn more about what the Public Works department does and how it impacts the planning commission. He thanked the staff for setting up the meeting.

**VIII. ADJOURN**

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Kaylee Moore, Planning Commission Clerk

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Mark Tyler, Chair

**CITY OF RIDGEFIELD  
REQUEST FOR COMMISSION ACTION**

**MEETING DATE:** July 1, 2026

**AGENDA ITEM NAME:** Presentation and Discussion: Envision Ridgefield 2045 Batch 1 Elements  
(Economic Development, Public Facilities, Parks & Recreation, and Arts,  
Culture, & History)

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**SUMMARY/BACKGROUND:**

Full drafts of the Envision 2045 Economic Development, Public Facilities, Parks & Recreation, and Arts, Culture, & History chapters are attached. The purpose of this meeting is for Planning Commission to provide feedback to staff on the proposed goals and policies based on their review of these drafts. Feedback will be incorporated into updated draft chapters that will go before Council for a similar work session. Then, the chapters will be brought back to Planning Commission for a public hearing and formal recommendation to Council.

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

**ATTACHMENTS:**

1. Revised Draft\_EnvisionRidgefield2045\_CompPlan\_Batch 1\_July 2026



# 5 Economic Development

## Current Conditions

Economic development is foundational to Ridgefield’s ability to sustain itself. Economic development helps to establish a balance of residential and employment opportunities, the basic elements of a complete community. A strong and diverse economy provides employment opportunities, through retention and recruitment, and a tax base that supports public services and a livable community. A diverse economic base also provides a variety of retail and service opportunities allowing residents to meet their needs locally. Relying on the Ridgefield School District, the City also recognizes that the provision of a quality public education enhances economic development. Although most economic activity occurs within the private sector, the City’s role is to establish predictable parameters that help private markets flourish, provide a supportive business environment, and encourage beneficial economic development projects through appropriate infrastructure and service provision.

The City’s economic vitality is coupled with the broader regional economy for Clark County and the Portland metropolitan area. Some of the original industries in the region were agriculture and timber, with cheap power from damming the Columbia River and spurring industrialization in the late 1930s. By the 1970s, the county began to attract investment in electronics, which remains one of the most important industries today. Other major industrial sectors in Clark County include healthcare and social assistance, professional and business services, retail trade, leisure and hospitality, manufacturing, and government and education.

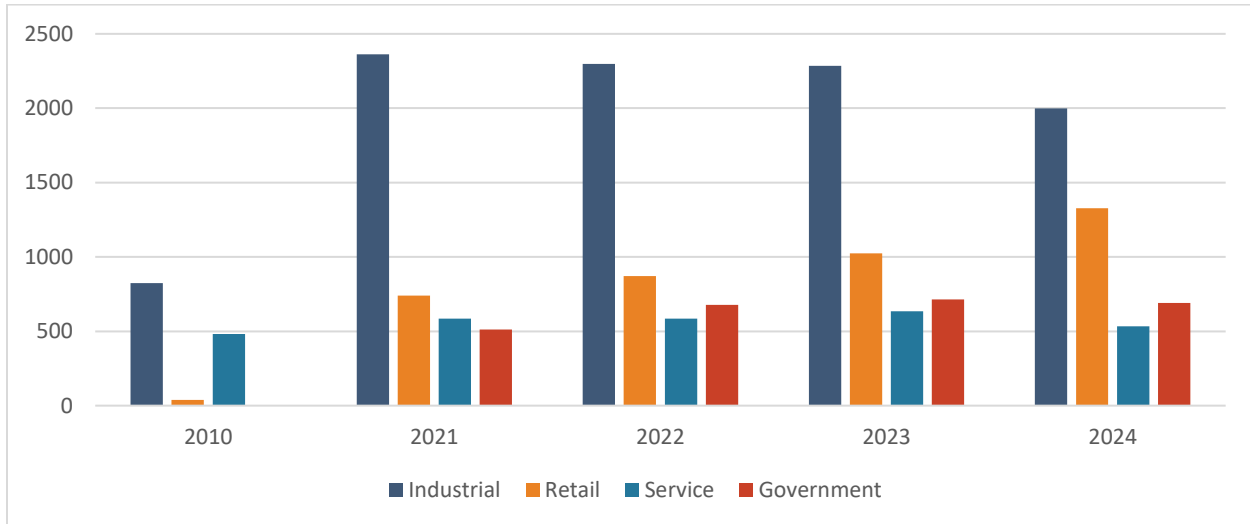


## Direction for the Future

Ridgefield has experienced substantial employment growth, with the number of jobs rising from 1,247 in 2010 to 2,584 in 2021, reflecting an average annual increase of 6.7 percent. This growth rate surpassed that of Clark County, which reported an annual employment growth rate of 2.5 percent during the same period. However, projections indicate that Ridgefield's annual employment growth rate will moderate to 2.3 percent annually between 2023 and 2045.

Industrial employment represents the largest sector in Ridgefield, comprising approximately 56 percent of the total local jobs, followed by the service and retail sectors (see Figure 5-1 below). At least 16% of employed Ridgefield residents work from home, a figure that City staff believes significantly underestimates the true work-from-home rate based on responses to a 2024 survey.

Figure 5-1. Primary Employment by Sector, Ridgefield<sup>12</sup>



The existing RUGA is adequate to accommodate forecasted job growth over the next 20 years. Without a limitation from the Washington Growth Management Act on employment forecasts, the County projects that the RUGA will need to accommodate 9,375 net new jobs by 2045. After adjusting for home-based workforce, in-field construction employment, and government employment, the RUGA is projected to have a surplus capacity of 176 jobs, shown in Table 5-1.

Table 5-1. RUGA Employment Growth Forecast (2023 - 2045)

	Jobs
<b>Gross Employment Allocation</b>	<b>9,375</b>
Less: Work From Home Allowance	433
Less: In-Field Construction Employment	619
Less: Government Employment	148
<b>Net Employment Allocation</b>	<b>8,175</b>
<b>Employment Capacity in RUGA</b>	<b>8,363</b>
<b>Surplus or Deficit from Employment Capacity</b>	<b>+188</b>

<sup>12</sup> Source: US Census On the Map Tool

## Goals and Policies

To address the primary conclusions discussed above it is recommended that the City consider the following strategies.

**Goal 5.1** Support businesses to create jobs at a ratio of 1.5 jobs per household by providing adequate land capacity and developing an efficient regulatory system.

Policy 5.1.1 Ensure that development review is efficient and responsive to business inquiries.

Policy 5.1.2 Seek to encourage more remote workers to locate in Ridgefield.



Policy 5.1.3 Pursue an economic development strategy aimed at above average wage, high growth sectors such as professional business services, advanced manufacturing, sustainable/green jobs, and technology, and prioritize initiatives to enhance job security.

Policy 5.1.4 Plan for and construct needed infrastructure.

Policy 5.1.5 Monitor business growth within Ridgefield, identifying businesses that have grown over a three-year timeframe.

Policy 5.1.6 Foster public and private partnerships with entities such as commercial developers and brokers, the Port of Ridgefield, and Columbia River Economic Development Council (CREDC).

Policy 5.1.7 Target high property value businesses such as manufacturing, utility, and medical facilities.

**Goal 5.2** Support continued renaissance of Ridgefield's downtown and waterfront.

Policy 5.2.1 Sponsor community events downtown and in the waterfront area.



Policy 5.2.2 Partner with business and community groups, providing organizational support to help develop such groups and support local businesses.



Policy 5.2.3 Inventory existing infrastructure and identify improvement plans for downtown and waterfront infrastructure, consistent with the Public Facilities goals and policies.

Policy 5.2.4 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.

Policy 5.2.5 Work with the Port of Ridgefield and the waterfront master developer to maximize compatible employment potential in the WMU Zone.

**Goal 5.3 Facilitate large employer job development.**

Policy 5.3.1 Work with partners including CREDC and Clark College to identify and maintain larger employment parcels for large scale, campus-style development.

Policy 5.3.2 Limit zone changes from employment uses to residential or other non-employment uses.

Policy 5.3.3 Invest in infrastructure necessary to make large employment parcels “shovel-ready”.

Policy 5.3.4 Craft financial and other recruitment incentives for prospective future employers.

Policy 5.3.5 Collaborate with public-private partnerships to identify and target specific industries for large employers, and to attract these industries to Ridgefield.

Policy 5.3.6 Keep up on regional and local economic trends and be on the lookout for existing or emerging employment clusters to attract large employers.

**Goal 5.4 Develop integrated, higher-density mixed-use hubs that support housing and employment opportunities.**

Policy 5.4.1 Consider allowing housing to be built in or near employment centers.

Policy 5.4.2 Ensure that higher density housing is an allowed and encouraged use within targeted mixed-use areas.

Policy 5.4.3 Consider prioritizing infrastructure investments aimed at making mixed-use hubs buildable, and capable of accommodating employment uses.

Policy 5.4.4 Develop criteria for identifying future enhanced mixed-use hubs such as infrastructure serviceability, contiguous developable property, and access to transportation assets.

**Goal 5.5 Enhance remote work opportunities.**

Policy 5.5.1 Work with employers to assess housing needs of their employees and promote housing opportunities in Ridgefield.

Policy 5.5.2 Continue to foster an affordable, attractive community through investments in parks, community events, and diverse housing options.

Policy 5.5.3 Collaborate with local educational institutions to develop a local, remote work ready workforce.

Policy 5.5.4 Encourage small home-based occupations through code updates and business infrastructure, such as broadband internet.

**Goal 5.6 Support small businesses and their success located in all commercial areas, particularly with neighborhood businesses.**

Policy 5.6.1 Encourage the business community to share their needs regarding code updates, permitting processes, and fee structures to ensure they are appropriately scaled to support small business growth.

Policy 5.6.2 Periodically evaluate the location, number, and zoning of neighborhood-oriented commercial areas to ensure adequate opportunities for new and expanding businesses.

Policy 5.6.3 Support community partners, local organizations, business associations, and other economic development entities in the recruitment and retention of small businesses.

Policy 5.6.4 Establish and maintain a consistent, robust dialogue with the small business community.



Denotes the policy supports Climate element goals and policies.





## 6 Public Facilities

## Current Conditions

Urban communities must be supported by a range of public services and facilities, including transportation, water, sanitary sewer, stormwater, and parks and recreation. The Public Facilities element describes the current status of Ridgefield's public facilities and services and how they will be expanded to accommodate growth that is projected to occur over the next 20 years. The information in this element is closely linked to the Ridgefield Capital Facility Plans (CFPs), a separately bound and frequently updated list of capital facility projects anticipated over a six-year period.

The Growth Management Act (GMA) requires growth to occur first in developed areas already served by public services and utilities before expanding to undeveloped areas needing new services. Public services must be provided in a timely and efficient manner to support planned growth and existing users. Extension of urban services must be coordinated with adopted land use and growth plans, and capital facility investments should be targeted and cost-effective.

The Public Facilities element focuses on providing infrastructure within city limits and areas in the unincorporated RUGA boundary that are planned to receive services by City providers, such as sewer and water services. As required by GMA, this element includes a policy that mandates revisiting land use plans if forecasted funding falls short of meeting those facilities' needs. The analyses in this element focus on the first six years of the planning period. Infrastructure and service needs for the 20-year planning period are more speculative, resulting in a more generalized review, limited to capital facilities and major physical infrastructure related to growth, and not all government services.



The information in this element is drawn from specific service area plans, such as the service provider's capital plans and budgets. Services are provided by multiple entities, including the City, Clark Regional Wastewater District, Clark County, Clark Public Utilities (CPU), and private utilities and service districts, as identified in Table 6-1. The City coordinates with these providers and considers how service area boundaries may change, such as through annexation. Local capital facility projects are financed and constructed through combinations of local, state, and federal sources. Private development and investment can also contribute to capital facilities improvements. The following services are addressed in this element:

- » *Water*
- » *Stormwater*
- » *General Facilities*

- » *Parks, Recreation, and Open Space*
- » *Transportation*

Additional detail is provided in the Ridgefield CFPs, which are adopted by reference. Individual CFPs include inventories of existing facilities and supporting data consistent with Countywide Planning Policies, Revised Code of Washington (RCW) 36.70A.070(3) and Washington Administrative Code (WAC) 365-195-315. Plans prepared by other service providers, including Ridgefield School District and Clark County Fire & Rescue, are also adopted by reference.

*Table 6-1. Ridgefield Facilities/Service Providers*

Facility/Service	Provider(s)	Contact Information for Other Service Providers
Water	City of Ridgefield (incorporated areas)	
	Clark Public Utilities (unincorporated areas and east of 85th Avenue/NE 10th Avenue)	Clark Public Utilities P.O. Box 8900, Vancouver, WA 98668
Sanitary Sewer	Clark Regional Wastewater District (CRWWD)	Clark Regional Wastewater District 8000 NE 52 <sup>nd</sup> Court Vancouver, WA 98665
Stormwater Management	City of Ridgefield	
Parks and Recreation		Clark County Parks 4700 NE 78th St., Vancouver, WA 98665
	City of Ridgefield	Washington State Parks and Recreation Commission P.O. Box 42650, Olympia, WA 98504-2650
	Clark County	
	Washington State	US Fish and Wildlife Department Services 1211 SE Cardinal Ct # 100, Vancouver, WA 98683
	U.S. Fish and Wildlife Service	
	Ridgefield School District	Ridgefield School District 510 Pioneer Street, Ridgefield WA 98642
	Port of Ridgefield Port of Ridgefield 101 Mill Street, Suite 100, Ridgefield WA 98642	

Facility/Service	Provider(s)	Contact Information for Other Service Providers
Transportation	City of Ridgefield (incorporated areas)	Clark County
	Clark County (unincorporated areas)	P.O. Box 5000, Vancouver, WA 98666-5000
	Washington State Department of Transportation	WSDOT Southwest Region Headquarters 11018 NE 51st Cir, Vancouver, WA 98682
	BNSF Railroad	
	Cowlitz Indian Tribe	Cowlitz Indian Tribe 1055 9 <sup>th</sup> Ave., Longview, WA 98632
Emergency Services	City of Ridgefield Police Department	Ridgefield Police Department 116 N Main Ave., Ridgefield, WA 98642
	Clark County Sheriff	Clark County Sheriff's Office PO Box 410, Vancouver, WA 98660
	Washington State Patrol	
	Clark Cowlitz Fire Rescue	Washington State Patrol 11018 NE 51 <sup>st</sup> Circle, Vancouver WA 98682
	Private Ambulance Services (AMR)	Clark Cowlitz Fire Rescue 911 N 65 <sup>th</sup> Ave., Ridgefield, WA 98642
Solid Waste	Waste Connections, Inc.	Waste Connections of Washington 9411 NE 94 <sup>th</sup> Ave., Vancouver, WA 98682
	Columbia Resource Company (for the Transfer Facilities)	Columbia Resource Company of Clark County 6601 NW Old Lower River Road, Vancouver, WA 98660
	Clark County	Clark County P.O. Box 5000, Vancouver, WA 98666-5000
Education	Ridgefield School District	Ridgefield School District 510 Pioneer Street, Ridgefield WA 98642
Library	Fort Vancouver Regional Library System	Fort Vancouver Regional Library System PO Box 1320, Vancouver, WA 98668
Natural Gas	Northwest Natural	Northwest Natural Gas Co.

Facility/Service	Provider(s)	Contact Information for Other Service Providers
		11218 NE 66 <sup>th</sup> St., Vancouver, WA 98662
Electric Power	Clark Public Utilities	Clark Public Utilities P.O. Box 8900, Vancouver, WA 98668
Telecommunications	Frontier Communications	Frontier Communications PO Box 740407, Cincinnati, OH 45274
	CenturyLink	Century Link Communications, Lumen Technologies 120 Lenora St., Suite 502, Seattle, WA 98121
	Lumen	
	Comcast	Comcast Phone of Washington 440 Yauger Way, Olympia WA 98520
	Various Wireless and Fiber Optic Providers	

Providing adequate services to accommodate increasing service demands with limited funding sources is one of the central challenges facing the city and service providers as it implements the Comprehensive Plan. The City and all of its partners are committed to providing robust services to Ridgefield’s residents and businesses. This will help to ensure a high quality of life and sustainable growth.

The GMA goal requires that communities “ensure that facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards” (RCW 36.70A.020.12). This concept is identified as “concurrency” and requires local governments to adopt LOS standards and to test individual land use proposals to ensure they will not exceed those standards. Proposed developments that would cause these standards to be exceeded cannot be approved unless necessary mitigation is provided. For example, the established LOS standard for water production is 466 gallons per day for residential units, with adequate transmission and storage capacity. If this water capacity is not available or cannot be transmitted to a proposed development, additional capacity, transmission, or storage facilities will be required prior to any development.

### Water

Ridgefield, and the rest of Clark County, relies almost entirely on groundwater sources for public and private water use. In the past, the location and development of productive groundwater sources have been a significant problem for county water purveyors because of state limitations on new water rights and requirements to maintain sufficient groundwater supply. Washington state law requires all water service providers to work with

the Washington State Department of Ecology (Ecology) before constructing a well or withdrawing any groundwater from a well and obtaining a water rights permit.

Unfortunately, the issuance of new water rights permits has been extremely limited since 1991. Water service purveyors have undertaken extensive planning efforts to ensure that groundwater use is consistent with region-wide watershed management programs and salmon recovery efforts while providing adequate water supply to meet the county's projected growth. It is hoped that through sharing groundwater resources, a sufficient groundwater supply can be sustained for the expected growth in demand while continuing to reduce impacts to watersheds considered essential to endangered fish species.

The City completed a Water System Plan Update in November 2024. This update identifies existing inventory, forecasts future water supply needs, and identifies revenue sources to fund capital improvements to meet GMA RCW 36.70A.070(3)(a)(b) requirements. The plan details strategies for providing a clean, reliable, and adequate water supply to accommodate anticipated population growth. It also evaluates projected future water demands based on expected growth, assesses the existing water system facilities, and identifies needed improvements for the RUGA over six-year and 20-year planning horizons. Proposed projects include source improvements (new wells, water rights, and treatment systems), improvements to existing booster stations, new water storage facilities, and pipeline extensions and upgrades.

Continued growth in the water system will require the City to develop additional water resources or work with CPU on the development of interties between the two providers, and regional water resources. The City has developed water infrastructure improvement plans, revenue estimates, and costs estimates for six-year and 20-year planning horizons.

The City has six active wells with a total pumping capacity of 1,402 gallons per minute (gpm) plus intertie agreements with CPU. The interties provide additional water resources from outside of the area, during times of peak demand. In 2012, the City was issued a new water right for 400 gpm instantaneous and 483 acre-feet of annual withdrawal from the City's existing Junction Well. In September 2015, construction began on the Junction Well Improvement and 1.0 MG Reservoir Project to expand the existing Junction Well. Upon completion of this project, the City's source capacity increased by 400 gpm. In total, the City currently has water rights for 3,275 gpm of instantaneous withdrawal and 3,058 acre-feet of annual withdrawal. Additional source capacity will be needed by 2026 in order to accommodate increased water use from the projected population growth. Table 6-2 below outlines the existing and planned sources of water supply.

Table 6-2. Source of Water Supply, Existing and Planned

Facility	Capacity	Est. Cost in 2024 Dollars	Timeline
Well 7 (Abrams Park)	300 gpm		Online
Well 8 (Abrams Park)	300 gpm		Online
Well 9 (Abrams Park)	400 gpm		Online
Well 10 (Abrams Park)	165 gpm		Online
Well 11	150 gpm		Online
Junction Well	400 gpm		Online
Kennedy Farms Wells	1,200 gpm	\$6,700,000	2024-2029
North Royle Road Transmission Main and Intertie	1,000 gpm	\$3,580,000	2026
Teal Crest Wells	600 gpm	\$4,250,000	2036-2040
Port of Ridgefield Wells	900 gpm	\$5,000,000	2038-2040
Well 7 Reconstruction	300 gpm	\$856,000	2035+

There are three water reservoirs in Ridgefield with a total storage capacity of 2 million gallons. Water is brought from source facilities and reservoirs to residences and businesses via approximately 318,360 linear feet of water mains. The City water storage facilities were evaluated and deficiencies were identified as part of the Water System Plan. The evaluation showed that the City will require additional storage capacity to serve its long-term water storage needs. Given that most of the projected growth will occur in the upper pressure zone, all new storage facilities will be located there. Details of these new storage facilities are listed in Table 6-3 below.



Table 6-3. Water Storage Facilities and Improvements

Reservoir	Storage	Est. Cost in 2024 Dollars	Timeline
Cemetery Reservoir	400,000 gal		Online
High School Reservoir	600,000 gal		Online
Junction Reservoir	1,000,000 gal		Online
Eastside Elevated Reservoir	2,500,000 gal	\$17,000,000	2025-2027

A water system is required to have a supply, storage, and distribution system grid with sufficient capacity to provide firefighting needs while maintaining maximum daily flows to residential and commercial customers. Because firefighting requires a large amount of water in a short time, fire flow requirements typically determine the minimum size of water lines needed to serve an area, as well as the amount of storage needed. The City's water transmission system consists of 8-, 10-, and 12-inch ductile iron and PVC water mains that connect the Abrams Park Wells 7, 8, 9, and 10 and Well 11 to the Cemetery and High School Reservoirs. The City's distribution mains consist of approximately 318,360 linear feet (LF) (over 60 miles) of water main ranging in size from 4 inches to 16 inches. The distribution system also includes approximately 6,700 LF of pipe of less than 4 inches in diameter, including some small-diameter steel pipe.

The City water delivery system provides fire hydrants and water distribution mains in neighborhoods and business areas throughout the water service area. Development approval requires new water mains and hydrants to serve new buildings, per the latest adopted version of the International Fire Code and the RMC. The City has adopted fire flow standards in accordance with the Clark County Coordinated Water System Plan.

The City plans on expanding its water distribution and transmission system to provide water service to developing areas, and a number of projects have been identified to address deficiencies and to expand water mains throughout the water service area. The City has identified many minor distribution system improvement projects to replace aging or undersized water lines as part of its Water Main Replacement Program. The recommended distribution projects are listed in Table 6-4.

Table 6-4. Distribution Projects

Project	Pipe Description	Est. Cost in 2024 Dollars	Timeline
North 3rd Avenue and Maple Street – Division Street to North 4th Avenue Extension	480 LF of 8-inch ductile iron pipe	\$325,000	2025
South Royle Road – NW Hillhurst Road to South Royle Court	1,410 LF of 12-inch ductile iron pipe	\$961,000	2029
Mill Street – North 1st Avenue to North Krause Avenue	560 LF of 8-inch ductile iron pipe	\$589,000	2031
North 65th Avenue – North 1st Circle to NW 279 Street	1,560 LF of 12-inch ductile iron pipe	\$1,061,000	2035+
East Service Area – South Dolan Road to South 10th Street Loop	2,590 LF of 12-inch ductile iron pipe	\$1,815,000	2035+
North Royle Road – NW 10th Street to NW 289th Street	2,660 LF of 12-inch ductile iron pipe	\$2,013,000	2026
Future Streets – NW Hillhurst Road to NW Carty Road Loop	7,140 LF of 16-inch ductile iron pipe	\$4,740,000	2035+
NW 51st Avenue – City Limits to RUGA Limits	670 LF of 12-Inch ductile iron pipe	\$537,000	2035+
Gee Creek Plateau Subarea – NW 259th Street to South 15th Street	4,500 LF of 12-Inch ductile iron pipe	\$2,943,000	2026-2027
Gee Creek Plateau Subarea – South 25th Place to Pioneer Street	4,140 LF of 12-Inch ductile iron pipe	\$2,709,000	2035+
Future Street – South 5th Street to NW 279th Street	3,940 LF of 12-Inch ductile iron pipe	\$2,174,000	2035+
South Sargent Street – South Main Street to South 3rd Avenue	600 LF of 8-inch ductile iron pipe	\$414,000	2025

Because of the Carty Road development consortium process, in order to lift UH-10 along that corridor, a reasonably funded project to provide urban services to the parcels along this corridor is required. The City is working with the development consortium to create a financing plan that includes the western one-third to one-half of this project:

*NW Carty Road – NW Hillhurst Road to I-5 (2035+)*  
*Estimated Project Cost in 2024 Dollars: \$5,598,000*  
*Pipe Description: 8,530 LF of 12-inch Ductile Iron Pipe*

This project includes the installation of approximately 8,530 LF of 12-inch pipe along NW Carty Road between NW Hillhurst Road and the western boundary of I-5. The new main will serve developments along NW Carty Road and improve distribution system capacity.

The City and CPU will continue to participate in a water resource management program designed to sustainably meet water needs. The program's goal is to ensure that municipal water purveyors, such as Ridgefield, have access to water resources to meet projected water needs of a growing population and pursue economic development opportunities consistent with adopted land use plans, while maintaining in-stream flows to protect fish habitat. Ridgefield is part of the water resource management program for the Lewis River, Salmon Creek, and Washougal River (Water Resource Inventory Areas 27 and 28) subject to the planning and management requirements of WAC 173-527 and WAC 173-528.

Clark County has established a Water Utility Coordinating Committee (WUCC) as a standing committee made up of representatives from each water purveyor, fire protection agencies, and the Washington State Department of Health. The WUCC updates water utility design standards, establishes procedures for resolving conflicts between water purveyors, and updates the Coordinated Water System Plan (CWSP). The City and CPU will continue to collaborate with other regional water providers to ensure that service plans and use of scarce water resources are coordinated.

The CWSP fulfills the regulatory requirements as prescribed in WAC 248-56, Public Water System Coordination Act. The CWSP serves as the Regional Supplement for State-approved Clark County water purveyors' individual water system plans, which are on file at Ecology, and together with the petition for Reservation of Public Waters, fulfills the requirements under WAC 173-590 relating to the reservation of water for future public water supply. The City and CPU will implement the CWSP through their Water System Plans.

Attached by reference: City of Ridgefield 2024 Water System Plan Update.

### **Stormwater**

Mismanaged stormwater runoff from streets and buildings can pollute lakes, streams, rivers, and groundwater and may cause erosion, flooding, and other safety hazards. Because it picks up nutrients, metals, oil and grease, and other forms of pollution, untreated stormwater can threaten drinking water supplies, plants, and animals that live in surface waters, and can negatively impact water-related recreation.

The City's goal is to maintain or improve surface and groundwater quality by managing stormwater. Increased urbanization can make this goal difficult to meet. An increase in the amount of impervious surfaces (roadways, parking lots, driveways, and sidewalks) increases the amount of runoff, and the potential for it to carry pollutants from erosion or chemical contamination to surface waters.

Ridgefield's current approach to stormwater management is to require property owners to retain stormwater on site and treat it, usually by running it through vegetated areas where plants filter out and absorb pollutants prior to its release into the ground or nearby surface water. This approach also reduces the risk of flooding along streams by regulating flow into streams during storms.

The Clean Water Act (CWA) is a 1977 amendment to the Federal Water Pollution Control Act of 1972, which set the basic structure for regulating discharges of pollutants to waters of the United States. The Act gave the Environmental Protection Agency the authority to set effluent standards on an industry basis (technology-based) and continued the requirements of the original Act to set water quality standards for all contaminants in surface waters. The CWA makes it unlawful for any person to discharge any pollutant from a point source into waters of the United States unless a National Pollutant Discharge Elimination System (NPDES) permit is obtained.

The City has recently been included in a federally designated urbanizing area and was issued its first Phase II NPDES municipal stormwater permit on August 1, 2024. As a result, the City will update its Stormwater Management Program to comply with permit requirements over the subsequent five years.

The State of Washington Water Pollution Control Act (RCW 90.48) protects the quality of waters of the state for public health and enjoyment, propagation and protection of fish and wildlife, and industrial development of the state. Ecology is the designated state agency enforcing the law. RCW 90.48 acknowledges the federal regulation of navigable waters through the CWA and purports to work in concert with federal efforts.

Ecology enforces the Water Pollution Control Act partly through regulation of Underground Injection Controls (UIC) to protect groundwater and by issuing state waste discharge permits for discharges of municipal storm sewer systems to surface waters, among other efforts. Ecology combines the state waste discharge permits, enforcing RCW 90.48, with NPDES municipal stormwater permits, enforcing the federal CWA.

In 2008, the City used Ecology's 1992 Stormwater Management Manual for the Puget Sound Basin. The 2008 Comprehensive Stormwater Management Plan recommended adoption of the then-current 2005 Stormwater Management Manual for Western Washington (SWMMWW), published by Ecology. In 2017, the City adopted the SWMMWW

for use in facility design, but it did not adopt the manual's thresholds or requirement to use a continuous simulation hydrology model to size stormwater facilities. The City adopted the SWMMWW, with local amendments to thresholds and facility design criteria. To comply with the 2024-2029 Phase II NPDES municipal stormwater permit, the City will need to adopt the 2024 SWMMWW and the minimum technical requirements, including stormwater management thresholds by June 30, 2027.

Adopting the 2024 SWMMWW will result in significant changes to stormwater regulation on development sites and likely will result in the construction of more low impact development (LID) and flow control facilities in the city.



The City's Standards for Public Works Construction, last updated in 2017, includes a chapter on storm drainage, which applies to all storm drainage facilities in existing and proposed public rights-of-way, public drainage easements, and tracts of common ownership in the city. Storm drainage systems include, but are not limited to, inlets, pipes, ditches, creeks, rivers, wetlands, and stormwater quality and

quantity facilities. Storm facilities located on and serving private property are required to follow the requirements of this section for the design and sizing of water quality treatment and detention facilities.

Ridgefield's stormwater management goal is to safely pass rainwater and drainage in a manner that improves the community and the environment. The objectives of the program and associated regulations are to:

- » Protect surface and groundwater from contamination
- » Protect people and property from flood damage during extreme rain events
- » Protect aquatic life
- » Provide recreation opportunities, community aesthetics, and good neighbor facilities
- » Protect and enhance riparian and habitat areas

Ridgefield will work with private property owners to enhance the functioning of floodplains and riparian areas throughout the City and RUGA. Increased planting of native vegetation and removal of impervious surfaces will also enhance stormwater management. Ridgefield will encourage the use of LID techniques to manage stormwater.

In addition, there are short- and long-term needs to address the expected population and job growth in the city over the next 20 years. The City will need to expand its private stormwater facility inspection program to meet requirements of the Phase II NPDES permit. The inventory of private stormwater facilities is also expected to grow. The pace of inventory growth is expected to meet or exceed the rate of inventory growth of catch basins since 2018. Therefore, it is estimated that a 10 percent per year increase will occur to account for the city's rapid growth.

To plan for growth, the City's Stormwater Division continues to require private developments to construct, own, and maintain stormwater conveyances, runoff treatment facilities, and flow control facilities. Stormwater requirements for the City's public capital improvement projects, including new public streets, road improvements, and facilities, should be provided with the budgets for those projects.

The Stormwater CFP recommends that other City public works projects, such as roads, parks, and facilities, plan for conveyance, runoff treatment, and flow control facilities as part of the capital design and construction costs for those facilities. These capital investments by other divisions and private developers will increase asset inventory that requires City stormwater resources to inspect (public and private stormwater infrastructure) and to maintain (public stormwater infrastructure). The anticipated capital facility projects and estimated project costs are included below in Table 6-5.

*Table 6-5. Stormwater Capital Facility Projects*

Project Name	Estimated Total Project Cost	Status/Description
Old Pioneer Way	\$443,000	60% Design Completed. Public Works Board (PWB) construction loan received 2023. Final design expected 2026.
South Riverview Drive	\$1,107,100	60% design completed. PWB construction loan received 2023. Final design expected 2026.
Viewport Swale	\$206,460	Not started
Gee Creek Loop	\$900,000	PWB construction loan received 2023. Community Development Block Grant funds received 2022. Design and construction expected 2025.
Lake River Outfall	\$444,300	Not started. Public Works Board construction loan received 2023. Final design expected 2025. Construction expected 2026.
Abrams Park	\$200,880	Not started
Pioneer Street Downtown Storm Pipes	\$1,481,000	Pioneer Street was turned over to the City by Washington State in July 2024. Concrete pipe is in poor condition and has blind connections in the stormwater pipe between 8th Avenue and Main Street. City mapping of the system is not correct.

Project Name	Estimated Total Project Cost	Status/Description
Garrison Ridge Stormwater Facility	\$368,000	In 2022, a landslide damaged the stormwater swale on Garrison Ridge. The City has installed a temporary bypass to protect the facility from further damage. The current temporary solution does not provide runoff treatment for the bypassed flows from 4 homes.
N. Reiman Road Pipe Installation	\$711,000	The ditch on the west side of N Reiman Road frequently fills with sediment and occasionally overflows onto the road despite increased maintenance frequencies at this location.
Decant Facility Siting Study	\$75,000	The City uses a decant facility located at the Ridgefield Wastewater Treatment Plan on West Division Street. The wastewater treatment facility may be decommissioned in approximately 10 years, and the City will need to identify another location or locations for managing the decant.
Decant Facility Construction	TBD	

Attached by reference: Stormwater Capital Facility Plan

**General Facilities**

The City owns and maintains four facilities and one parcel to operate essential City functions. The General Facilities Plan details each facility's buildings, General Services Administration standards, office and field staff, and parking availability. A summary of each building is listed in Table 6-6.



Table 6-6. General Facilities

Facility	Address	2024 Staff	2045 Staff	Summary
City Hall	230 Pioneer Street	14	23	This facility is below the requirement needed for staff in 2045. An increase in staff will also result in the increased demand for off-site parking.
Public Works	287 S. 56th Street	30	49	This facility will not accommodate estimated growth in 2045. The current parking area appears to be adequate to support growth until 2045. The parking and storage space for service vehicles may need further evaluation, along with the site's shop building.
Ridgefield Administrative & Civic Center (RACC)	510 Pioneer Street	19	31	This facility will not accommodate estimated growth in 2045. The current parking resource should be evaluated based on in-office versus remote staff and the functions of other tenant(s) in the building.
TMI Building	101 Mill Street	20	33	This facility allows for the proposed growth through 2045. The current striped staff parking area does appear to be adequate to support office staff growth. The parking and storage space for service vehicles may need further evaluation, along with the sally port areas.
City Parcel	Mill/N. Main	-	20	This site would allow for an increase in staff of 20 personnel (admin./staff offices). Additional demand on existing parking would create a deficit.

Attached by reference: General Facilities Plan.

## Essential Public Facilities

RCW 36.70A.200 states that essential public facilities (EPFs) are facilities that are typically difficult to site but that provide a broader state or local benefit. Essential public facilities (EPF) can be government owned and operated facilities, or privately owned facilities that are regulated by public entities. Types of EPFs includes:

- » Airports
- » State education facilities
- » State or regional transportation facilities
- » Regional transit authority facilities
- » State and local correctional facilities
- » Solid waste handling facilities
- » Regional parks/trails
- » Opioid treatment programs, both mobile and fixed-site medication units,
- » Recovery residences,
- » Harm reduction programs excluding safe injection sites
- » In-patient facilities, including substance abuse facilities, mental health facilities, and group homes
- » Transportation facilities of state-wide significance defined according to RCW 47.06.140
- » Secure community transition facilities
- » Hospitals and medical clinics

These facilities are typically difficult to locate because of perceived or real environmental, economic, or social costs. Facility size, location and adverse impacts such as noise, odor, pollution generation, traffic impacts, aesthetics, and health and safety concerns are examples of some of the characteristics that make essential public facilities difficult to site. Experience shows that there is often public opposition when jurisdictions or service providers consider new locations for essential public facilities. However, RCW 36.70A.200(2)(5) states that, “No local comprehensive plan or development regulation may preclude the siting of essential public facilities.” The only EPFs currently in Ridgefield are state highways, including I-5. Refer to Chapter 3, (Transportation) for further discussion of these facilities.

## Goals and Policies

**Goal 6.1** Efficiently provide and maintain public facilities and services to support community needs within the RUGA.

**Policy 6.1.1** 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.

**Policy 6.1.2** Establish service standards or planning assumptions, based on service capabilities, local land use designations, and nationally recognized standards.

- Policy 6.1.3 Ensure all budget decisions relating to public facilities are made in conformance with the adopted Envision Ridgefield 2045.
- Policy 6.1.4 Partner with utility companies to provide quality and reliable private utilities and services to Ridgefield residents and businesses, through licensing and negotiations with utility companies.
- Policy 6.1.5 Adopt policies and regulations, to identify future needs for regional and statewide facilities, such as airports, state education facilities, state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. No other Comprehensive Plan policy may preclude the siting of essential public facilities.
- Policy 6.1.6 Coordinate with Clark County, the state, and special purpose districts to identify the needs for regional and statewide facilities.
- Goal 6.2 Ensure a reliable, safe, and high-quality public water supply within the RUGA.**
- Policy 6.2.1 Provide safe, clean, and quality drinking water to every Ridgefield home, business, public facility, and industry, and ensure infrastructure is in place prior to new development. Where practical and economically feasible, encourage existing development with private wells to connect to public water. Provide adequate water pressure and volume for fire suppression hydrants and sprinkler systems.
- Policy 6.2.2 Provide water service and maintain sole responsibility for the provision of water within the RUGA and restrict provision of urban services outside the RUGA.
- Policy 6.2.3 Implement the Water System Plan, including source improvements, improvements to existing booster stations, new water storage facilities, and pipeline extensions and upgrades.
- Policy 6.2.4 Develop additional water resources and work with CPU to develop regional water resources to accommodate continued growth in the water system.
- Policy 6.2.5 Discourage development and use of private drinking water wells. Work with Clark County to phase out private water systems within the RUGA and ensure the proper decommissioning of existing wells with the Washington State Department of Health.
- Policy 6.2.6 Design all water facilities within the RUGA to City standards and make provisions for the integration of facilities into City systems. Work with

property owners to annex properties requiring City services within six years, in accordance with the City's CFP.

Policy 6.2.7 Connect all new construction within the RUGA to the City's water system concurrent or subsequent to annexation, except for single-family residences on existing lots (as of 2026) that cannot reasonably hook up to the City water system.



Policy 6.2.8 Coordinate with Clark County to develop groundwater protection mechanisms that protect wellheads, reduce the risk of accidental groundwater contamination, and encourage the conservation of groundwater.

### Goal 6.3 Ensure effective stormwater management to support a public health and ecological balance.



Policy 6.3.1 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 habitat; promote recreational opportunities; and enhance community aesthetics.

Policy 6.3.2 All new development shall be designed consistent with low impact development principals and best management practices, the City's long-range stormwater management plans and programs, and shall only be permitted consistent with the following provisions:

- » *Control off-site water quality and quantity impacts through appropriate design.*
- » *Require the use of source control and treatment best management practices.*
- » *Prioritize the use of infiltration, with appropriate water quality precautions.*
- » *Protect stream channels and wetlands.*
- » *Require erosion and sediment controls for excavation, new development, and redevelopment projects.*
- » *Minimize impervious surfaces, loss of native vegetation and stormwater runoff.*



Policy 6.3.3 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, project future canopy under existing conditions, develop long-term goals for tree canopy, and identify challenges, opportunities, and action items.

Policy 6.3.4 Comply with the 2024-2029 Phase II NPDES municipal stormwater permit by adopting the 2024 SWMMWW and the minimum technical requirements, including stormwater management thresholds, by June 30, 2027.

- Policy 6.3.5 Expand the private stormwater facility inspection program to meet requirements of the Phase II NPDES permit.
- Policy 6.3.6 Develop and implement a Source Control Inspection Program in compliance with the Phase II NPDES permit.
- Policy 6.3.7 Develop groundwater protection mechanisms that protect well heads, reduce the risk of accidental groundwater contamination, and encourage the conservation of groundwater.
- Goal 6.4** Ensure that general facilities owned or operated by the City are financially feasible and sustainable, particularly through the provision of public services in downtown Ridgefield and other key areas.
- Policy 6.4.1 Ensure all budget decisions related to public facilities are made in conformance with the adopted Comprehensive Plan.
- Policy 6.4.2 Identify specific and realistic sources of public money to provide for capital improvement projects needed for existing and future city operations.
- Policy 6.4.3 Maintain and amend, as necessary, traffic, park, and school impact fees and water system development charges, to ensure new developments pay a reasonable, proportionate share of infrastructure costs. Work with Clark Regional Wastewater District to maintain and amend sewer system development charges.
- Policy 6.4.4 Identify the public process and actions needed to develop and implement new or increased revenue sources that are needed to make the general facilities financially feasible.
- Policy 6.4.5 Ensure that the operating and maintenance costs of general facilities are considered and sustainable prior to constructing or improving any general facility. Budgets should also allow for contingent expenditures needed to respond to emergency situations or to obligate funds that become available.
- Policy 6.4.6 Consider maintenance, replacement, rehabilitation or reuse of existing general facilities before planning for major investments in new facilities.
- Policy 6.4.7 Encourage and pursue public/private partnerships to support the development, operation, and maintenance of public facilities.



Denotes the policy supports Climate element goals and policies.

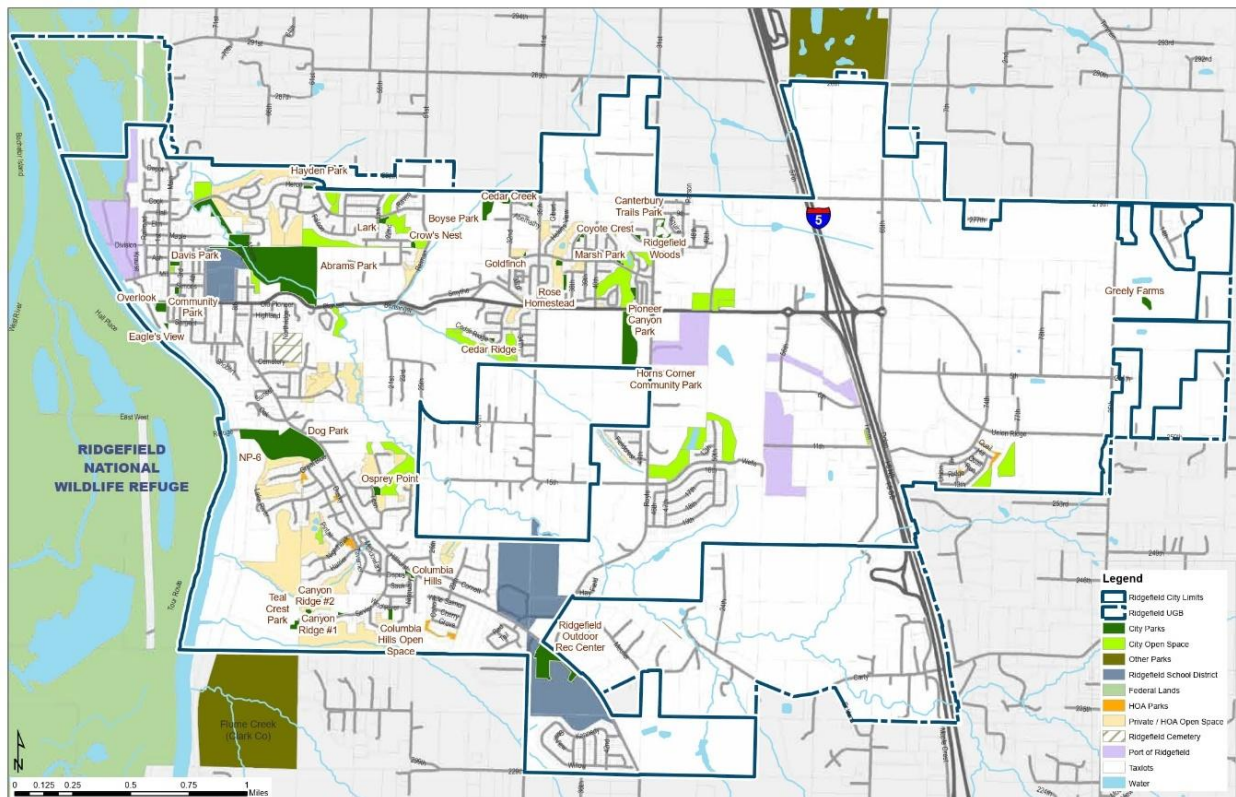


# 7 Parks and Recreation

## Current Conditions

The City is responsible for managing several parks, trails, greenways, and other park and recreation facilities in the community. Regional parks are provided by a host of other agencies, including the State, Clark County Parks, and others. The U.S. Fish and Wildlife Service manages the Ridgefield National Wildlife Refuge, which is an important local resource. Additionally, the City encourages the development of parks and trails that are owned and maintained by various Home Owners' Associations. Figure 7-1 highlights the locations of these facilities within the city.

Figure 7-1. Existing Parks and Open Space



The City also manages a Park Impact Fee program to support growth-related park needs. In 2020, the City adopted an updated Parks, Recreation, and Open Space Plan (PROS Plan) to guide the development of parks and trails across the RUGA. An inventory of the parks, trails, greenways, and other recreation facilities is included in Table 7-1.

Table 7-1. Ridgefield Existing Parks, Trails, and Open Space

Facility	Size (acres)	Notes
<b>Community Parks</b>	<b>141 acres total</b>	
Abrams Park	44.2	Baseball/softball and soccer fields, group picnic shelter, play structures, covered bandstand, event center with kitchen, disc golf course, stream, trails, and restrooms
Boyse Park	5.3	Undeveloped
Greely Farms	2.1	Undeveloped
Horns Corner Park	8.1	Undeveloped
Refuge Community Park	20.6	Fenced off-leash dog area, water, trash cans, benches
Paradise Pointe Park	16.6	Undeveloped
Ridgefield Outdoor Recreational Complex	35.0	Soccer and baseball/softball fields, synthetic turf, picnic tables, playground, and restrooms
Ridgefield Waterfront Park	8.00	Boat and kayak launch, picnic tables, restrooms, and trails
Overlook Park	1.2	Stage, restrooms, public art, and open space
<b>Neighborhood Parks</b>	<b>8.8 acres total</b>	
Canterbury Trails	1.00	Undeveloped
Davis Park	0.5	Picnic tables, playground equipment, and open space
Hayden Park	1.7	Playground equipment, basketball, picnic tables, and open space
41st Place Park	0.1	Playground equipment
Allen's Creek Park	0.3	Playground equipment, picnic tables
Rose Homestead Park	1.1	Basketball, picnic tables, gazebo, and open space
Green Gables Playground Park	0.1	Playground equipment, benches
DeMelo Park	3.8	Playground equipment, gazebo, and open space
Sevier Park	0.2	Playground equipment, benches
<b>Special Facilities</b>	<b>3.1 acres total</b>	
Community Park	0.4	Basketball, benches, gazebo, and skate park
Ridgefield Skate Park	0.1	Skate park
Ridgefield Dog Park	2.0	Fenced area, open area, water station, benches, and perimeter path
Boat Launch	0.2	Owned by Port of Ridgefield
Kayak Launch	0.3	Owned by Port of Ridgefield
Pioneer Picnic Park	0.1	Playground equipment, picnic tables, benches
<b>Pocket Parks (various properties)</b>	<b>6.4 acres total</b>	
<b>Trails (various properties)</b>	<b>6.6 miles total</b>	

Facility	Size (acres)	Notes
<b>Other Park and Open Spaces</b>	<b>4,408.6 acres total</b>	
Ridgefield Cemetery	9.8	Owned by City of Ridgefield
Ridgefield National Wildlife Refuge	4,150	Owned by U.S. Fish and Wildlife Service: trails, fishing, Cathlapotle Plankhouse, historic site, restrooms, outdoor education, observation deck, and interpretive unit, driving route, walking trail, waterfowl hunting, visitor contact, restrooms, fishing, and Community Nature Center (under construction)
Flume Creek Conservation Area	150.3	Owned by Clark County
Ridgefield High School	60.0	Football field, baseball field, tennis courts, soccer fields, and indoor basketball gym
View Ridge Middle School	20.0	Football field, soccer field
Union Ridge Elementary School	18.5	Playground equipment, playfield, covered play area

## Direction for the Future

The City takes pride in its exceptional parks and is dedicated to providing recreational and natural spaces for its growing population. Park acquisition and development are key priorities for the City. Many new parks will be sited in currently undeveloped areas planned for future residential development, and efforts will be made to develop parks in currently underserved neighborhoods.

The PROS Plan, adopted by reference, discusses planned park and trail facilities. Additionally, the Parks CFP, adopted by reference, identifies priority projects to guide the expansion and investment in the city’s parks, trails, and open space network. These documents include projections for additional park needs, types of recreational opportunities, established levels of service, cost estimates, and revenue projections.



In addition to City-owned parks, the City will continue to partner with the Port of Ridgefield, Ridgefield School District, Clark County, the State, and the U.S. Fish and Wildlife Service to develop and maintain regional resources.

## Goals and Policies

### Goal 7.1 Effectively integrate parks and trails into developing urban areas.

Policy 7.1.1 Provide adequate acreage of park land and miles of trail to meet existing and future park and open space needs at the levels of service established in the Ridgefield PROS Plan.



Policy 7.1.2 Acquire, develop, and maintain park land and tree canopy cover to meet the needs of current and future residents. Prioritize areas that enhance the level of service standards, connectivity, and that provide preservation, scenic, or recreational opportunities for Ridgefield residents.



Policy 7.1.3 Prioritize the acquisition of land for identified parks and trails during urban growth. Evaluate requirements for new residential and commercial developments to provide open space or park land to ensure access to recreation facilities.



Policy 7.1.4 Prioritize siting parks in proximity to vulnerable communities, such as low-income residents and seniors.

### Goal 7.2 Increase community connectivity and accessibility through an interconnected system of trails.



Policy 7.2.1 Develop a citywide interconnected trail system linking schools, parks, public facilities, and residential/mixed-use areas. Integrate trail connectivity into transportation and utility planning.

Policy 7.2.2 Coordinate with Clark County, the U.S. Fish and Wildlife Service, and other applicable jurisdictions to provide regional trail access and continuity of trail corridors within and outside the RUGA, including the Gee Creek Greenway.

Policy 7.2.3 Require new residential and commercial developments to construct new trails or dedicate trail easements within the developments.

### Goal 7.3 Enhance and sustain Ridgefield's parks and recreation system to provide quality recreational opportunities and green spaces for all Ridgefield residents.

Policy 7.3.1 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.

Policy 7.3.2 Encourage and support public involvement in park and recreation issues by providing information about the park system and education on the uses and benefits of parks, open spaces, habitat protection, and recreational services.

Policy 7.3.3 Partner with the Port of Ridgefield, Clark County, the Washington State Recreation and Conservation Office, U.S. Fish and Wildlife Service, and other

non-profit organizations to restore and protect open space, regional tree canopy, and aquatic vegetation.

Policy 7.3.4 Implement the identified goals and policies of the 2025 Parks Capital Facility Plan and 2020 PROS Plan (and subsequent updates), including facility siting, design, maintenance and operations, programming, partnerships, and administration and management.



Denotes the policy supports Climate element goals and policies.





# 10 Arts, Culture and Historic Resource

## Arts, Culture and Heritage Defined

Culture is a broad, living system of a group's behaviors, beliefs, and ways of life. Heritage is the specific, inherited part of that culture's past that is important enough to be passed down and preserved for identity and continuity. Culture is the whole dynamic lifestyle, whereas heritage is the legacy from that lifestyle that connects a people to their history and roots, influencing the ongoing culture.

- » ARTS = Art is the expression of human creativity, skill and imagination and a vehicle for the expression or communication of emotions and ideas. It encompasses a full range of visual and performing arts such as painting, sculpture, decoration, music, literature, and performance. Art normally involves intentional creation going beyond mere decoration to convey complex human experiences, values and meaning.
- » CULTURE = Culture shapes identity and allows groups to function together. It is a way of life of a group of people in a place or time – the learned and shared behaviors, beliefs, values, and symbols. It is the language, knowledge, clothing, traditions, cuisine, institutions, music, dance, theater and art that are characteristic of everyday life. These norms are passed along by communication and imitation from one generation to the next, and can change over time.
- » HERITAGE = Heritage involves the qualities or features belonging to a particular place or culture, such as traditions, languages, history, values or buildings, which come from the past and are still important. It can include tangible things like structures, artifacts and archaeological sites as well as intangible traditions like ancestry, arts, biodiversity, history and stories, values and beliefs.

## Current Conditions

### **Commitment to Preservation of Arts, Culture and Heritage**

A commitment to preservation of arts, culture and heritage is grounded in Ridgefield's Vision Statement: "Connecting our historic past with a healthy future where, people, nature and business flourish together."

This Vision is supported by Council goals to: revitalize downtown as a destination location, retain culture and history, and maximize the city's natural resources and attractions including the Ridgefield National Wildlife Refuge, archeological resources, waterfront area, the Lewis & Clark and Native American connections and the building environments.

Consistent with these goals, the City of Ridgefield has partnered with residents, local and regional arts and heritage organizations and the business community to grow and sustain a thriving and vibrant culture, arts and heritage scene. These efforts have created

connections across traditional barriers, such as age and ethnic background, contributed to the city's economic vitality, played an essential role in tourism, and contributed significantly to the community's collective identity. As the City of Ridgefield grows, a focus on the strategies and initiatives necessary to protect, support and enhance arts, culture and heritage resources and efforts to sustain livability, enhance community engagement and inclusion, and retain Ridgefield's unique small-town feel.

### **Partnerships**

The City of Ridgefield cannot support its arts and cultural programs and activities alone. Much of the City's work is done in partnership with nonprofits, community groups, business owners and residents. For example, the City partners with Ridgefield Main Street (RMS) on revitalization of downtown efforts; the Ridgefield Art Association (RAA) on arts related activities; the Clark County Historical Museum on historic preservation and education; the Ridgefield Multicultural Initiative on planning efforts and a downtown festival; and with multiple downtown merchants, Ridgefield School District, the Port of Ridgefield, the Ridgefield Community Library and local organizations on monthly themed First Saturday events.

### **Public Art and Community Events**

Public Art: The City has a growing collection of public art in the downtown Arts Quarter that enhances the visual landscape, showcases the city's culture and history, and expresses community values. The most recent addition includes a large mural that depicts the dragon boats, Ridgefield Roundabout Red wine (made from grapes grown in the city's roundabouts), Lake River, and local wildlife.

Community Events: Community Events are a pillar of Ridgefield cultural life. For example, the City hosts themed events on the First Saturday of each month, signature events such as Hometown Celebration, Big Paddle Waterfront Festival, Farm-to-Table community dinner, downtown walks, summer concerts and community paddles on Kaohsiung Dragon Boats. The City also issues permits for community sponsored cultural events like the 4<sup>th</sup> of July Festival, Oktoberfest and Wine Walks. These gatherings serve as dynamic, living expressions of the city's identity, foster community connections, and promote inclusion for all residents.

### **Arts Quarter**

Ridgefield established the Downtown Arts Quarter in 2018 to provide opportunities for visible public art and unique development design features that reflect the character of the city and build a sense of community.

### **Preservation of Historic Structures**

Many of the downtown commercial buildings, office spaces, and residential structures were built in the early 1900's and have been repurposed to create a thriving historic downtown. Downtown design guidelines and strategic plans have helped to preserve these structures and, at the same time, a historic sense of place and small town feel of the downtown area.

### **History and Heritage Education**

Interpretive signage that tells the stories of downtown historical buildings, walking tours, interactive digital resources, and other educational opportunities have been developed to make history tangible, preserve local knowledge, and educate residents and visitors on historical facts and passed down stories. The City has partnered with the Clark County Historical Museum to develop and offer a Historic Walking Tour of Downtown. The Ridgefield Community Library also has worked to preserve stories with recordings of long-time residents and archiving photographs.

### **Archaeology and Artifacts**

Ridgefield's location near the confluence of Lake River and Columbia River has played an important role in local Native American history and culture. Previous investigations have uncovered artifacts from early pioneer settlers as well as prehistoric artifacts like Native American tools, and a mammoth tusk.

The City, in partnership with residents, the Heritage Society, the Community Library, and other organizations, have gathered and retained a significant treasure trove of historic artifacts. However, due to the lack of a dedicated display space, these items are currently stored across multiple locations, including City Hall, the library and private residential garages.

## **DIRECTION FOR THE FUTURE**

Ridgefield is a forward-thinking city that honors and celebrates its rich cultural, artistic and historical roots. We strive to protect the places, stories and traditions that define our identity while creating inclusive opportunities for community expression, education and engagement. Through thoughtful planning, preservation and celebration of arts, culture and our heritage, we will strengthen Ridgefield's unique character and sense of place for future generations.

## **Goals and Policies**

**Goal 10.1**     **Affirm and support the importance of culture, arts and heritage in Ridgefield.**

- Policy 10.1.1 Partner with arts, cultural and heritage organizations to provide education on Ridgefield’s arts, culture and heritage/history along with their economic and community benefits, and to proactively preserve and enhance arts and culture throughout the city.
- Policy 10.1.2 Create an accessible communications campaign to engage and educate the community, visitors and tourists in Ridgefield’s arts, culture and heritage.
- Policy 10.1.3 Plan, encourage and support a wide variety of community events that incorporate arts, multiculturalism and Ridgefield’s heritage and attract a diversity of populations.
- Policy 10.1.4 Facilitate the presence of elected officials and staff leadership at arts and cultural events in the city.

**Goal 10.2** *Assure that culture, arts, and heritage are identified, preserved and enhanced in a sustainable way.*

- Policy 10.2.1 Inventory and identify Ridgefield’s arts, cultural and historic assets and create a plan for preservation, restoration and rehabilitation.
- Policy 10.2.2 Create a community advisory commission to focus on arts, culture and heritage across the city; provide direction on balancing preservation and economic development and make recommendations on integrating artwork into the built environment and public spaces.
- Policy 10.2.3 Provide funding options such as designating a small portion of public construction to the purchase, installation and/or maintenance of public artwork; implementing up to a 0.1% increase in sales tax under the Cultural Access program; or using lodging tax funds.
- Policy 10.2.4 Make Ridgefield a destination location for its arts, history and culture by designating downtown or a portion of downtown as a historic district, supporting applications to place properties on historic registers or designating downtown as a “Creative Arts District.”

**Goal 10.3** *Support arts, culture, and public spaces that foster community connections in Ridgefield.*

- Policy 10.3.1 Design and maintain accessible public spaces that support a wide variety of gatherings, formal and informal, for residents and visitors of all ages, backgrounds and abilities.
- Policy 10.3.2 Preserve and enhance the walkability of downtown and prioritize multi-modal connectivity between downtown and Ridgefield’s neighborhoods.
- Policy 10.3.3 Activate parks, downtown areas and other public spaces with art installations, performances, community events and cultural programming that reflect Ridgefield’s history, multiculturalism and vision for the future.

**Goal 10.4 Encourage arts and culture to thrive in the Ridgefield Arts Quarter.**

- Policy 10.4.1 Use art and streetscape improvements to create physical connections between downtown and waterfront development.
- Policy 10.4.2 Work with property owners, artists, and cultural organizations to create and use gathering and other spaces.
- Policy 10.4.3 Focus on walkability in the area to view and experience arts through tours, events, interpretive elements and exhibits.
- Policy 10.4.4 Close alley-ways to through traffic and activate with artistic lighting, visual arts, event uses and pedestrian connectivity.
- Policy 10.4.5 Update downtown design guidelines to include public art, cultural amenities and historic character of the built environment.

**Goal 10.5 Support the creation of space for culture, arts and heritage.**

- Policy 10.5.1 Make the process of adapting older buildings for public use as easy as possible.
- Policy 10.5.2 Reduce financial or other barriers and incentivize inclusion of space where arts are taught, arts and history are showcased, makers or live/work artists are present, and art supplies are sold.
- Policy 10.5.3 Match property owners with cultural organizations looking for space.
- Policy 10.5.4 When available, repurpose City Hall as a public space for arts, culture and/or heritage displays, activities and experiences. For example, as a museum, classroom, activity space, etc.
- Policy 10.5.5 Explore opportunities to integrate art and cultural features in new development and infrastructure projects.

*Appendix - Historical Background*

**Heritage and cultural resources in Ridgefield are rooted in a rich and colorful history that dates back thousands of years. Knowledge of Ridgefield’s history can provide a context in which to understand current growth and development trends, affirm a sense of community and provide direction for arts, cultural and heritage programs in the future.**

**For millennia, Cowlitz and Chinook tribes occupied and maintained village sites along Lake River in the City of Ridgefield and surrounding areas of Clark County. Euroamerican settlement in the area began in the mid-1800s. The relationship between the euro-american settlers and the native Chinook people was generally friendly and neighborly. As more American settlers came to the area, the small**

community called Union Ridge, due to the large population of former Union soldiers, began to take shape. Early commerce formed to support the small farming community, with transportation mainly by river. In 1900 construction of the Union Pacific railroad through Ridgefield re-started and opened up new possibilities for travel and commerce. The growth of the community led to official incorporation of the City of Ridgefield in 1909.

For the first half of the 20<sup>th</sup> century Ridgefield's economy grew based on lumber, shingle mills, prune and potato farming and small commerce. Ridgefield residents then, as now, participated heavily in civic and community organizations and activities including The Priscilla Study Club formed in 1914 and the Ridgefield Garden Club in 1938. During this period Ridgefield also built churches and storefronts that are still standing today. After World War II, the shingle mills closed and many young people left town to find work as economic growth stagnated for a couple decades.

An opportunity to explore a new industry, tourism, sprouted in Ridgefield in the late 1960s. The Federal Highway Act in 1956 initiated development of Interstate 5 and portions through Clark County were completed in the mid-1960s. In 1965, The U.S. Fish and Wildlife Service established the Ridgefield National Wildlife Refuge. These near simultaneous developments helped to cement the roots of environmental stewardship that are still present in Ridgefield today.

Beginning in the 1980s, community and recreational resources expanded, economics improved, politics changed and the population grew. The Ridgefield Community Center Association was formed in 1984 and raised funds to purchase property and construct a new building which opened in 1994. Long standing community events such as Hometown Celebration and Birdfest began. In 1999, Ridgefield changed from a strong-mayor form of government to a council-manager system. And, the Cathlapotle Plankhouse, built through a partnership of the Chinook Indian Nation, Portland State University, the U.S. fish & Wildlife Service, the Friends of the Refuge and numerous community partners and volunteers, opened in 2005.

Ridgefield experienced a population spike in the 1990s, followed by rapid growth in residential development from 2008 to 2020. This growth spurred city leadership to focus on both attracting new highly desired services and jobs to the area, and preserving the arts, culture and heritage that created the small-town characteristics and community feel that residents and visitors have known and

loved. This effort took many forms including downtown revitalization, a re-branding effort in 2016 that included in updated City logo and the slogan “Forward Thinking, Rooted in Tradition,” starting Ridgefield First Saturdays in 2015, a monthly community event program designed to bring people together in Downtown; and establishing the Downtown Arts Quarter in 2018 to provide opportunities for visible public art and unique development design features that reflect the character of the city and build a sense of community.

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