

From: [Jeffrey Delapena](#)
To: [steve.stuart](#)
Cc: [Claire Lust](#); [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: RE: County Council / PC Hearing Follow-Up
Date: Wednesday, January 14, 2026 9:44:00 AM
Attachments: [image001.png](#)
[TDR Term Sheet.docx](#)
[DRAFT Clark County Ridgefield Interlocal--1-8-25.docx](#)
[RF Expansion Area One-Pagers.docx](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good day, Steve,

Thank you for your message and providing these materials for the record. As Ridgefield's presentation was included in the Joint Hearing, it will be part of the Comprehensive Plan Index of Record.

I am forwarding to additional members of Staff. This message including attachments will be added as a public comment and brought to the attention of the Council and Planning Commission ahead of the of the continuation of the Joint Hearing on Jan. 15th.

Best,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this email, in whole or in part may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Steve Stuart <Steve.Stuart@ridgefieldwa.us>
Sent: Wednesday, January 14, 2026 9:33 AM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>

Cc: Claire Lust <Claire.Lust@ridgefieldwa.us>
Subject: County Council / PC Hearing Follow-Up

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I hope your week is going well. Since last Thursday's public hearing, I've been asked by a couple of Planning Commissioners and County Councilor if the materials I handed out were entered into the record. Our DEIS comments are already on the record but the rest of it (TDR information and one-pagers about possible expansion areas) didn't get submitted – I just brought hard copies. Sorry about that. If it's appropriate, I'm attaching the materials to this email so they're in the record and PC/Council can get electronic copies on their own. If not appropriate, I can simply send them directly to those who asked me. Please let me know what makes the most sense to you and I'll follow up as necessary.

Thanks again for your help.

Best,
Steve



Steve Stuart

City Manager | City Hall

(360) 857-5020

www.ridgefieldwa.us

230 Pioneer Street | PO BOX 608 | Ridgefield, WA 98642

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this email, in whole or in part may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

Scope of Work

Transfer of Development Rights Program

Purpose of work

To develop a program that supports the City and County Councils desire to establish a Transfer of Development Rights ("TDR") program that preserves high-value agricultural land of long-term commercial significance by transferring development rights from those areas to land characterized by urban development brought into incorporated City limits.

Assumptions

- The City and County share an interest in creating an effective, cooperative TDR program to achieve: the City's goals for creating affordable housing and jobs in mixed use master-planned hubs, the County's goals in the Clark County Comprehensive Plan, and goals inherent to the County-wide Planning Policies and the GMA
- The Countywide Planning Policies direct jurisdictions in the County to implement programs and regulations to protect and maintain the existing character of rural, farm and forest lands, and to direct growth to cities and urban centers
- The County's rural resource areas are recognized by both the City and County as containing important county-wide public benefits such as agricultural production providing access and proximity to locally grown food
- The Washington State Growth Management Act ("GMA"), RCW 36.70A, establishes a policy of directing development density into urban areas and discouraging high-density development of rural land
- RCW 36.70A.090 encourages the conservation of productive agricultural lands using innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit developments, and the transfer of development rights
- The 2011 Washington State Legislature affirmed the value of regional TDR by adopting ESSB 5253, the Landscape Conservation and Local Infrastructure Program ("LCLIP"), codified as RCW 39.108
- Under the GMA, this type of program is specifically authorized as an innovative technique under WAC 365-196-815(3)(b)(vi): "The transfer or purchase of development rights from agricultural lands, which can be used through cooperative agreements with cities".
- The County and the City are authorized under RCW 39.34 to enter into an interlocal governmental cooperation agreement to accomplish these shared goals.

Project Phase 1

- Phase 1 involves the foundational elements of the TDR Program.

- Create interlocal agreement between City and County that establishes limited/focused TDR Program. Sections to include:
 - Defining and designating receiving sites which meet legal requirements of the GMA for de-designation and urbanization
 - Process and timeline to create sending sites which meet legal requirements of the GMA as ag lands of long-term commercial significance
 - Process and timeline to create valuations for sent development rights, focusing on most up-to-date per acre valuation of sending properties enrolled under current use (land, not structures)
 - Process and timeline to create valuations for received development rights, focusing on payment for the number of developable acres in a receiving property
 - Contractual requirements for conditional de-designation and inclusion in City UGA for receiving properties, to include:
 - Receiving sites de-designated and brought into the UGA shall remain unannexed and receive an Urban Holding Overlay which shall not be removed UNLESS or UNTIL receiving property owner provides recorded purchase of development rights from sending sites equal to the number of developable receiving site acres (documented with a Purchase and Sale Agreement and recorded conservation easement perpetually running with the land)
 - Receiving sites which do not complete purchase of development rights from sanctioned sending sites within the 10-year planning horizon shall be considered for removal from the UGA by the County Council, with commensurate density of housing and jobs to be accommodated by the City in the remaining UGA (thus assuring legally required 20-year land supply for housing is maintained)

Project Phase 2

- Phase 2 tasks include codifying TDR Program in Comprehensive Plan Update and all applicable implementing development regulations.

Project Phase 3

- Phase 3 tasks include creating Phase 1 processes and implementing TDR Program, including:
 - Identifying and certifying sending sites/areas
 - Formalizing credit values
 - Creating TDR applications with review process to certify eligibility and amounts.
 - Certification of conservation easements

- Purchase and Sale Agreements
- County deed approval process
- Recording and transfer
- County certification that process is complete, for purposes of releasing Urban Holding designation on receiving sites

TDR Transaction Example

1) Project Phase 1

- a. Owner (“Receiver”) of approximately 200 acres requests to be brought into Ridgefield Urban Growth Area
- b. City agrees to site-specific request as part of GMA Comprehensive Plan Update process, recognizing Receiver’s property is currently zoned AG-20 with an Industrial Urban Reserve Overlay (since 1994)
- c. County agrees to consider Receiver’s site-specific request in DEIS but must complete countywide agricultural lands study to evaluate whether existing agricultural resource land designations remain consistent with state law
- d. After ag land study is completed, County determines that Receiver’s property is no longer suitable for long-term commercially significant agricultural production
- e. County agrees to de-designate Receiver’s property from AG-20, and include in Ridgefield UGA, but to assure no net loss of productive agricultural land, County requires Receiver to purchase urban development rights from a property owner (“Sender”) in an area of the County designated as valuable for long-term commercially significant agricultural production
- f. County brings Receiver’s property into Ridgefield UGA with Urban Holding designation that – through interlocal agreement – cannot be annexed by City or Urban Holding designation removed until private TDR transaction is completed and recorded

2) Project Phase 2

- a. City and County complete Comprehensive Plan Update and Interlocal Agreements memorializing creation of TDR Program and associated requirements
- b. City and County develop TDR Program materials for outreach and transactions

3) Project Phase 3

- a. Receiver completes analysis of property, certified by City and County that 100 acres (of 200) are developable. Thus, they are responsible to purchase 100 acres of designated sending site from eligible Sender
- b. Price for development rights is set by County based on Assessor’s evaluation of average per acre assessed land value (without improvements) zoned AG and under the current use taxation benefit program in Clark County
 - i. For 2025, approximately \$30,000 per acre

- c. Owner finds willing sellers of development rights in an area designated by the County as a sending area Southwest of the Ridgefield UGA: [EXAMPLE ONLY] 3 parcels in close proximity to each other, totaling 108.61 acres, all zoned AG-20, all enrolled in the Current Use taxation program, with a combined 2025 assessed land value of \$3,333,698 OR \$30,694.21 per acre
- d. Senders have 100 acres of farmland excluding structures
- e. Receiver and Sender agree on a Purchase and Sale Agreement for 100 acres at a total price of \$3,069,420.86
- f. Parties submit a deed of transferable development rights to County, based on form created by County
- g. Receiver and Senders record deeds and notices on titles of the sending sites indicating a transfer of development rights on their property has occurred
- h. County notifies City of completed transaction, starting annexation and lifting of Urban Holding

4) RESULTS

- a. County preserves 100 acres of valuable/productive farmland in perpetuity
- b. City urbanizes 100 developable acres adjacent to existing urban growth and services to create affordable housing and jobs
- c. Receiver nets approximate gain of \$14,530,579.14, which is the difference between the urban developable acreage value (100 acres at approximately \$200,000 per acre) and the current value of the land as AG-20, also subtracting the price paid for development rights
- d. Senders receive payment for the full value of their land as it is currently assessed (\$3,069,420.86), while maintaining ownership of the land itself and all improvements on it, with revenue to invest in productive agricultural practices

**INTERLOCAL AGREEMENT FOR
THE DEVELOPMENT AND OPERATION OF A
REGIONAL TRANSFER OF DEVELOPMENT RIGHTS PROGRAM BY
AND BETWEEN
THE CITY OF RIDGEFIELD AND CLARK COUNTY**

RECITALS

WHEREAS, the Washington State Growth Management Act ("GMA"), RCW 36.70A, establishes a policy of directing development density into urban areas and discouraging high-density development of rural land; and

WHEREAS, the GMA encourages the conservation of productive forest and agricultural lands, the retention of open space to conserve fish and wildlife habitat and enhance recreational opportunities, and the development of innovative zoning techniques under RCW 36.70A.177 to conserve agricultural lands of long-term commercial significance; and

WHEREAS, the GMA requires counties adopt county-wide planning policies in cooperation with cities; and

WHEREAS, the Countywide Planning Policies direct jurisdictions in the County to implement programs and regulations to protect and maintain the existing character of rural, farm and forest lands, and to direct growth to cities and urban centers; and

WHEREAS, the County's rural and resource areas are recognized by both the City and County as containing important county-wide public benefits such as agricultural production, forestry, wildlife habitat, scenic resources and recreational opportunities; and

WHEREAS, the City and County Councils have indicated a desire to establish a Transfer of Development Rights ("TDR") Program that preserves high-value agricultural land of long-term commercial significance through a voluntary process to permanently preserve these agricultural lands by transferring development rights from those areas to land characterized by urban development adjacent to the City UGA; and

WHEREAS, the City and County share an interest in creating an effective, cooperative TDR system to achieve: the City's goals for creating affordable housing and jobs in mixed use master-planned hubs, the County's goals in the Clark County Comprehensive Plan, and goals inherent to the County-wide Planning Policies and the GMA; and

WHEREAS, the 2011 Washington State Legislature affirmed the value of regional TDR by adopting ESSB 5253, the Landscape Conservation and Local Infrastructure Program ("LCLIP"), codified as RCW 39.108; and

WHEREAS, this Agreement reflects the intent of the City and the County to implement a

regional TDR program, modeled upon the requirements of RCW chapter 39.108 that will govern where the City will permit annexation and development on parcels included within the City UGA and designated as sending areas after the County determines that de-designation and inclusion in the City's UGA is appropriate and lawfully allowed under the GMA; and

WHEREAS, designation of the Clark County TDR sending sites, and subsequent purchases of development rights in those areas, are intended to protect farmland in Clark County which is a mainstay of locally grown food; and

WHEREAS, the County and the City are authorized under RCW 39.34 to enter into an interlocal governmental cooperation agreement to accomplish these shared goals.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing recitals that are incorporated into this Interlocal Agreement, for a Regional TDR Program between the City of Ridgefield and Clark County ("Agreement"); and the rights and obligations provided for in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is acknowledged; this Agreement is entered into between the County, a political subdivision of the State of Washington; and the City, a municipal corporation of the State of Washington; collectively as the "Parties."

I. PURPOSE.

The purpose of this Agreement is to establish a Regional TDR Program for the voluntary transfer of development rights from unincorporated agricultural resource sending areas in the County ("TDR Credits") into City UGA property areas where the County has legally determined the receiving areas unsuitable for agricultural production of long-term commercial significance and thus de-designated and brought into the City's Urban Growth Boundary (UGA) under the requirements of WAC 365-190-050(3).

II. DESIGNATION OF SENDING AND RECEIVING AREAS.

- A. The County agrees to designate areas within unincorporated Clark County as regional TDR sending areas where agricultural lands of long-term significance are located with future development rights to be purchased in accordance with this Agreement for the conservation of resource lands.
- B. The City and County agree to designate areas legally de-designated from agricultural land and adopted into the City UGA during the 2026 Comprehensive Plan Amendment, as TDR receiving areas, where purchased TDR Credits can be used to support annexation into the City and development under the City's urban standards.
- C. Receiving areas de-designated from agricultural land and brought into the City UGA by the County shall receive an Urban Holding Overlay designation.

- D. Receiving areas de-designated from agricultural land brought into the City UGA shall not be annexed into the City until the property owner provides documentation to the City and County of the purchase of TDR Credits, the conservation of the sending area, and compliance with any other TDR Program requirements or implementing regulations of the City and County as provided in this Agreement.
- E. Properties within receiving areas within the City UGA that have not been annexed into the City under this TDR Program within 10 years of a final decision to bring the property into the City UGA shall be eligible for removal as a receiving area and removal from the UGA pursuant to the process set out in RCW 36.70A.110(8).
- F. The City and County agree that the County Council may consider and remove such receiving area property from the City UGA and that, if such property is removed, the City will be responsible to accommodate the commensurate density of housing and jobs that were assigned to the property under the County's planning assumptions during the County's expansion of the City UGA to include the removed property.

III. NUMBER AND VALUATION OF CREDITS

- A. The number of TDR credits that a sending area is eligible to send to a receiving area shall be determined by the number of total acres, with one credit equal to one acre, deducting any area associated with existing development allowed to remain under the terms of the conservation covenant conserving the site, and any portion of the sending site already in a conservation easement.
- B. The acreage for purposes of TDR Credits shall be determined by the Clark County Assessor's Office records or a survey funded by the property owner that has been prepared and stamped by a surveyor licensed in the state of Washington.
- C. TDR Credits from one sending area may be allocated to more than one receiving area and one receiving area may accept TDR Credits from more than one sending area.
- D. The determination of the number of TDR Credits a sending site has available for transfer shall be valid for purposes of transfer to a receiving site only and shall be documented by the County.
- E. The number of TDR Credits that a receiving area is required to purchase for annexation into the City shall be one credit for each acre of developable land.
- F. The value of a TDR Credit shall be equal to the most recent assessed land valuation per acre (excluding structures) as determined by the Clark County Assessor's Office and published on the Assessor's website.

IV. DEVELOPMENT OF REGIONAL TDR PROGRAM REQUIREMENTS

- A. Prior to annexation of any receiving sites, the City shall amend its comprehensive plan, land use regulations, and annexation regulations to develop a Regional TDR Program consistent with this Agreement, with the capacity to permit annexation and development

of receiving areas.

- B. Prior to City annexation of any receiving sites, the County shall amend its comprehensive plan and land use regulations to develop a Regional TDR Program consistent with this Agreement with the capacity to permit the purchase, sale, and recording of the transfer of TDR credits from a sending area to a receiving area for the long-term preservation of productive agricultural land within the County.
- C. The Regional TDR Program shall provide for the following:
 - i. Certification of eligibility of the sending and receiving areas,
 - ii. Determination of the number of TDR Credits available and purchased from a sending area, and the number of TDR Credits required for annexation,
 - iii. Valuation of credits,
 - iv. Review and approval of perpetual conservation easements for the sending property,
 - v. Documentation of the purchase and sale to the receiving area,
 - vi. Recording of the perpetual conservation easement on sending property as part of process to transfer development right certification to the receiving property owner,
 - vii. Demonstration to the City of ownership of the TDR credits for use at the receiving property subject to the annexation.
- D. In the event the County has not developed the County portion of the Regional TDR program in accordance with this Agreement with designated sending areas and a method to purchase TDR credits before December 31, 2027, then the City may proceed with annexation within receiving areas without compliance under Section II.D of this Agreement (the purchase of TDR credits and the conservation of sending areas). The deadline set forth in this Section may be tolled during the pendency of any appeal of a City or County legislative action related to the development of the Regional TDR Program.

V. DURATION AND TERMINATION

- A. This Agreement shall become effective on the date it has been executed by both Parties and shall continue until TDR Credits have been transferred from sending areas to receiving areas agreed upon by the Parties or the Agreement has been terminated as provided in this Section V.
- B. Either Party may terminate this Agreement upon 180 days' written notice to the other if: (1) the City's development regulations allowing the use of TDR credits, or of the County's development regulations allowing transfer of TDR Credits from sending to receiving properties are held invalid by any court of competent jurisdiction in a final order that is no longer subject to appeal; or (2) the other Party materially defaults in performing its obligations under this Agreement and does not commence to cure the default within 30 days after receiving written notice of the default and does not diligently proceed to fully cure the default.
- C. Any termination of this Agreement shall not affect the use of TDR Credits previously certified by the County for use in receiving area for purposes of supporting annexation

into the City.

VI. INDEMNIFICATION

A. County Negligence.

The County shall indemnify and hold harmless the City and its officers, agents and employees, or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by reason or arising out of any negligent action or omission of the County, its officers, agents, and employees, or any of them, in performing obligations pursuant to this Agreement. In the event that any suit based upon such a claim, action, loss, or damage is brought against the City, the County shall defend, with counsel acceptable to the City, the same at its sole cost and expense, provided that the City retains the right to participate in said suit if any principle of governmental or public law is involved, and if final judgment be rendered against the City and its officers, agents, and employees, or any of them, or jointly against the City and County and their respective officers, agents, and employees, or any of them, the County shall satisfy the same.

B. City Negligence.

The City shall indemnify and hold harmless the County and its officers, agents and employees or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by reason or arising out of any negligent action or omission of the City, its officers, agents, and employees, or any of them, in performing obligations pursuant to this Agreement. In the event that any suit based upon such a claim, action, loss, or damage is brought against the County, the City shall defend, with counsel acceptable to the County, the same at its sole cost and expense, provided that the County retains the right to participate in said suit if any principle of governmental or public law is involved; and if final judgment be rendered against the County and its officers, agents, employees, or any of them, or jointly against the City and County and their respective officers, agents, and employees or any of them, the City shall satisfy the same.

C. Concurrent Negligence

The City and the County acknowledge and agree that if claims, actions, suits, liability, loss, costs, expenses and damages are caused by or result from the concurrent negligence of the City, its agents, employees, or officers and the County, its agents, employees, or officers, this section shall be valid and enforceable only to the extent of the negligence of each party, its agents, employees or officers.

VII. GENERAL TERMS AND CONDITIONS.

A. **Amendment.** This Agreement may be amended by mutual written agreement between the Parties, subject to approval through each Party's legislative process.

B. **Administration.** This Agreement shall be administered for the City by XXXX or designee, and for the County by XXXX ,.

- C. **Severability.** If any provision of this Agreement shall be held invalid, the remainder of the Agreement shall not be affected.
- D. **No Waiver.** Waiver of any breach of any provision of this Agreement shall not be deemed to be a waiver of any prior or subsequent breach and shall not be construed to be a modification of this Agreement.
- E. **No Third Party Beneficiary.** This Agreement is made and entered into for the sole protection and benefit of the Parties. No other person or entity shall have any right of action or interest in this Agreement based upon any provision in the Agreement.
- F. **Entire Agreement.** This Agreement is the complete expression of the terms contained in this Agreement and any oral representation or understanding not incorporated into this Agreement is excluded. Any modifications to this Agreement shall be in writing and signed by both parties.
- G. **Dispute Resolution and Litigation:** The Parties are committed to working cooperatively in resolving all matters related to this Agreement and achieving its intent and purpose. If a dispute should arise, then the Parties agree to meet on an informal basis and try to resolve the matter and then to participate in formal mediation with each party sharing the costs of the mediation equally. If the Parties do not resolve the dispute through mediation, either party may institute legal action or proceedings to enforce any right or obligation under this agreement, the Parties see that such actions shall be initiated in the Superior Court of the State of Washington, in and for Clark County. The Parties are responsible for their own attorneys' fees.
- H. **Additional Documents:** The Parties agree to cooperate fully and execute any and all supplemental documents which are reasonably necessary and to take all additional actions which are reasonably necessary and appropriate to give full force and effect to the basic terms and intent of this Agreement.
- I. **Administration; Property; Financing; Budgets:** This Interlocal Agreement does not establish or create a separate legal or administrative entity or a joint board to accomplish the purposes hereof. The County and the City will not acquire any jointly owned real or personal property in connection with the performance of this Agreement. Any real or personal property used or acquired by the County or the City in connection with the performance of this Agreement shall be disposed of by that Party as it shall determine in its discretion. The County and the City shall be responsible for their own individual financial costs of performance of this Agreement. No joint budget will be prepared to carry out the performance of this Agreement.



For more information contact:

City Manager Steve Stuart, 360-887-3557 or steve.stuart@ridgefieldwa.us

Maul Property

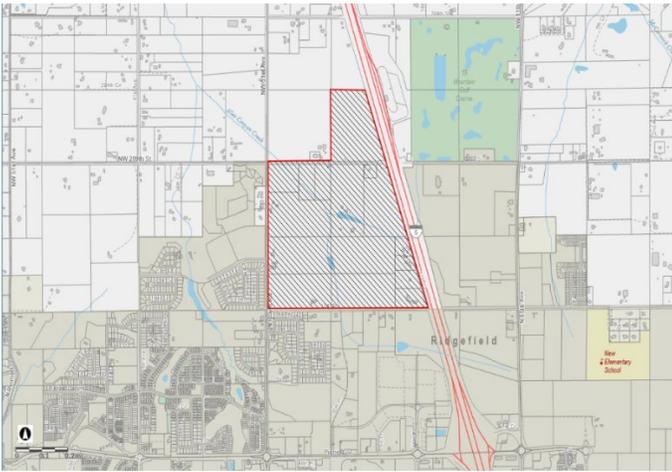
Introduction – The City of Ridgefield is requesting consideration for the property owner’s site-specific request to de-designate and include 11.5 acres in the Ridgefield UGA for the purposes of senior living and a fire station.

Background – Historically, from 1979 to 1994 the property was split-zoned into both residential and ag zones and since at least that time the land appears to have been a mix of residential use and significant tree cover. There is no evidence during this time of significant agricultural use of the property. The Maul Property parcels were added to the Ridgefield UGA during the 2007 Clark County Comprehensive Plan Update. That decision was appealed and ultimately invalidated, but not before the City had lawfully annexed surrounding included parcels into the Ridgefield City limits in 2008. The Maul property was inadvertently left off that annexation map, creating an island surrounded by incorporated urban growth.

Analysis – Significant factors for including the Maul property in the Ridgefield UGA include:

- 1) The land is characterized by urban growth. Under RCW 36.70A.030(48), ““Characterized by urban growth” refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.” The property surrounding the Maul property on all sides is incorporated into Ridgefield City Limits. (WAC 365-190-050(3)(a))
- 2) The property is adjacent to urban services including water, sewer, traffic, and schools. (WAC 365-190-050(3)(c)(ii) and (iv))
- 3) The property is not enrolled under the current use tax assessment in RCW 84.34 (WAC 365-190-050(3)(c)(iii))
- 4) The history of adjacent land development, intensity of nearby urban uses and their incompatibility with agricultural practices, and proximity on all sides to the Ridgefield urban growth area are all changed circumstances that warrant approval of the property owner’s request to change from Ag Resource to Ridgefield UGA. (WAC 365-190-050(3)(c)(v), (vi), (vii), (viii) and (ix))

Request –The City supports property owner’s plan to accommodate senior housing and necessary fire protection services on the site and would thus employ a split of Medium Density zoning with the Ridgefield Mixed Use overlay and Public Facilities zoning. The properties do not meet the requirements for agricultural land of long-term commercial significance as detailed above and are appropriate for de-designation and inclusion in the City’s UGA.



North Ridgefield Urban Reserve Properties

Introduction – The City of Ridgefield is requesting consideration for property owners site-specific requests to de-designate and include 16 parcels totaling approximately 200 acres currently in Urban Reserve designation along I-5 in the Ridgefield UGA to satisfy mandated jobs and affordable housing targets. “North Ridgefield Expansion Area” is the name of a property owners and lead applicant and thus used to label the request.

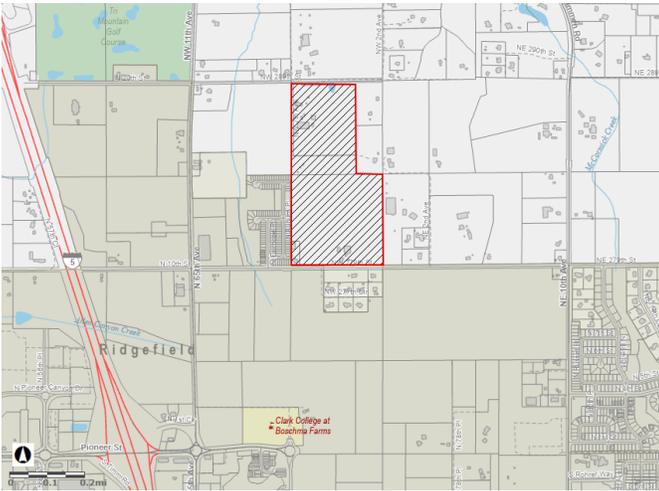
Background – In 1994, the County included subject parcels in an Industrial Urban Reserve Overlay for the purposes of future job development along I-5 in the Discovery Corridor. Under Clark County Code, this Comprehensive Plan Overlay is applied to lands “identified as being possible future additions to urban growth areas”. The overlay is intended to “protect areas from premature land division and development that would preclude efficient transition to urban development”. (CC Code Chapter 40.40.250.100) The Industrial Urban Reserve Overlay has remained without interruption on this property area since the overlay was first applied.

While the base zoning has remained Ag-20 the uses on and around the properties have urbanized. To the south, Ridgefield’s UGA is developing planned regional jobs and services. To the west, a mix of low and medium density urban housing is built or building to meet housing targets in the UGA. To the east, I-5 and employment parcels continue urban development in the UGA. To the north, the Cowlitz Tribal Reservation has developed at urban levels. The properties themselves are characterized by rural industrial development, rural residences, and limited hay production.

Analysis – Additional factors for including the North Ridgefield Expansion Area properties in the County’s DEIS include:

- 1) The property itself is characterized by urban growth as it has been classified by the County with an “Urban Reserve” Comprehensive Plan Overlay since 1994. Under RCW 36.70A.030(48), ““Characterized by urban growth” refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.” (WAC 365-190-050 (3)(a))
- 2) The property is adjacent to urban services including water, sewer, and traffic infrastructure. (WAC 365-190-050 (3)(c) (ii) and (iv))
- 3) The history of adjacent land development, intensity of nearby urban uses and their incompatibility with agricultural practices, and proximity on all sides to the Ridgefield urban growth area and Cowlitz Tribal Nation are all changed circumstances that warrant approval of the property owner’s request to change from Ag Resource to Ridgefield UGA. (WAC 365-190-050(3)(c)(v), (vi), (vii), (viii) and (ix))

Request – The City is asking for inclusion of these lands in the UGA because it is characterized by urban development and is necessary for the City to accommodate required affordable housing and jobs allocations adopted by the County. The City’s 2025-2045 Comprehensive Plan Update assumes that these properties will be designated Employment with the Ridgefield Mixed Use Overlay, helping meet lower income band housing requirements and jobs over the next twenty years.



Jones/McPherson Properties

Introduction – The City of Ridgefield is requesting consideration for property owners’ site-specific requests to de-designate and include 3 parcels totaling approximately 65 acres in the Ridgefield UGA to provide housing adjacent to a new elementary school.

Background –

Analysis – Significant factors for including the Jones/McPherson properties in the Ridgefield UGA include:

- 1) The land is characterized by urban growth. Under RCW 36.70A.030(48), ““Characterized by urban growth” refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.” The property surrounding the Jones/McPherson Properties on the west and south sides are incorporated into Ridgefield City Limits with high-intensity uses including medium-density housing, office/warehouse, and an elementary school. (WAC 365-190-050(3)(a))
- 2) The property is adjacent to urban services including water, sewer, traffic, and schools. Urban levels of traffic currently use adjacent urban transportation infrastructure. (WAC 365-190-050(3)(c) (ii) and (iv))
- 3) The history of adjacent land development, intensity of nearby urban uses and their incompatibility with agricultural practices, and proximity to the Ridgefield urban growth area are all changed circumstances that warrant approval of the property owner’s request to change from Ag Resource to Ridgefield UGA. (WAC 365-190-050(3)(c)(v), (vi), (vii), (viii) and (ix))

Request – The City is asking for inclusion of the Jones/McPherson properties in the UGA because it is in an area characterized by urban development and would support family housing adjacent to an elementary school. To support family-scale housing adjacent to an elementary school, the City’s land use model for the 2025-2045 Comprehensive Plan Update assumes that the Jones/McPherson properties will be designated Residential Low Density.