



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 5, 2025**

Regular Meeting - 6:30 PM

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

1. Flag Salute

2. Roll Call

Present:

Vice Chair Richard Amerman
Commission Member Patrick Flynn
Commission Member Stephen Mullinax
Commission Member Magdalena Butler
Commission Member Richard Wolf
Commission Member Niall Glavin

Absent:

Claire Lust, Community Development Director advised that Mark Tyler's absence is excused.

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.

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)

III. CONSENT AGENDA

1. Approval of Minutes from the 1/7/2025 Meeting

RESULT: (5-0)

MOVER: Commission Member Mullinax

SECONDER: Commission Member Glavin

AYES: Vice Chair Amerman, Commission Member Flynn, Commission Member Mullinax,
Commission Member Butler, Commission Member Glavin
NAYS: None
ABSTAIN: Commission Member Richard Wolf

Commissioner Mullinax moved to approve the minutes as presented. Seconded by Commissioner Glavin.
Commissioner Wolf abstained.

IV. PUBLIC HEARING

1. Public Hearing and Recommendation to Council: Envision 2045 Land Use Alternatives - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented Envision 2045 Land Use Alternatives.

Discussion occurred regarding the parcels shown in Option 1, area 10 being brought into the Urban Growth Area (UGA).

Discussion occurred regarding the anticipated number of properties in the UGA that would potentially request to be annexed into the city limits.

Discussion occurred regarding annexation into the city limits is at the property owner's request.

Discussion occurred regarding whether police, fire and other public services have been asked for input on the growth of the city limits.

Discussion occurred regarding the state guidelines for housing and job growth limits.

Discussion occurred regarding Option 1 assuming that there is no annexation of any properties that are currently in the UGA, but not yet in the city limits.

Discussion occurred regarding whether the City could deny a request for annexation.

Discussion occurred regarding whether the City could deny a request for expansion into the UGA.

Discussion occurred regarding how often UGA expansion is opened.

Discussion occurred regarding when a property is not located in the UGA, then it cannot be annexed into the city limits.

Discussion occurred regarding what Urban Holding means.

PUBLIC HEARING OPENED AT 8:00 PM

Comments received during public testimony can be heard on the City's website under [Planning Commission | Ridgefield, WA \(ridgefieldwa.us\)](https://www.ridgefieldwa.us/PlanningCommission)

PUBLIC HEARING CLOSED AT 8:30 PM

Commissioner Butler isn't ready to make a recommendation on either option.

Discussion occurred regarding the Sub-Area Plan for the "donut hole" area.

Vice Chair Amerman isn't fully behind either option, but would be more supportive of option 2. He isn't ready to make a recommendation to the City Council.

Commissioner Mullinax leans toward option 1.

Commissioner Wolf prefers option 2.

Commissioner Wolf moved to recommend that the City Council use option 2 as the basis of their consideration, taking into account comments from citizen testimony as well as the Planning Commission's discussions. Seconded by Commissioner Amerman. 2 ayes, 4 nays. Motion failed.

RESULT:	Failed (2-4)
MOVER:	Commission Member Wolf
SECONDER:	Vice Chair Amerman
AYES:	Vice Chair Amerman, Commission Member Wolf
NAYS:	Commission Member Flynn, Commission Member Mullinax, Butler, Commission Member Glavin
ABSTAIN:	None

Commissioner Flynn voted no on the motion because the differences between option 1 and 2 are dramatic, and he isn't ready to make a decision on either option.

Commissioner Glavin would be supportive of option 1.

V. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

No public comments provided.

VI. STAFF REPORTS

Claire Lust, Community Development Director, thanked the members of the public that attended the meeting. City Council approved the Planning Commission's 2025 Work Plan. City Council is supportive of the proposed Community Vision Statements as written with a couple of edits that staff are working on.

VII. FROM THE COMMISSION

Commissioner Mullinax is expecting his first child. He is excited to see the changes to the City Council.

Commissioner Flynn will not be attending the March Planning Commission meeting. He thanked the members of the public that attended the meeting in person and online. He thanked Vice Chair Amerman and the City staff.

Commissioner Butler thanked Ms. Lust and the City team for their work on the Community Vision Statement. She thanked the members of the public that attended the meeting in person and online. She reminded everyone about the upcoming school levy.

Vice Chair Amerman thanked the City staff. He mentors the Ridgefield high school robotics teams and volunteers with the middle school jazz band.

VIII. ADJOURN

A handwritten signature in blue ink that reads "Trina Siebert". The script is cursive and fluid.

Trina Siebert, Planning Commission Clerk

A handwritten signature in blue ink that reads "Mark Tyler". The script is cursive and stylized.

Mark Tyler, Chair