



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
APRIL 2, 2025**

Regular Meeting - 6:30 PM

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

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

Present:

Commission Member Patrick Flynn
Chair Mark Tyler
Commission Member Stephen Mullinax
Commission Member Richard Wolf
Commission Member Niall Glavin

Excused: Commission Member Richard Amerman,
Commission Member Magdalena Butler

Chair Tyler moved to excuse Commissioner Amerman and Commissioner Butler. Seconded by Commissioner Flynn, Ayes all. Motion passed unanimously.

- 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 03/05/2025 Meeting**

RESULT: 4-0

MOVER: Commission Member Glavin

SECONDER: Commission Member Flynn

AYES: Chair Tyler, Commission Member Mullinax, Commission Member Glavin, Commission Member Wolf

NAYS: None

ABSTAIN: Commission Member Flynn

Commissioner Glavin moved to approve the minutes as presented. Seconded by Commissioner Flynn. Commissioner Flynn abstained. 4 ayes, no nays. Motion passed unanimously.

IV. BUSINESS

1. Presentation and Discussion: Draft Comprehensive Plan Climate, Housing, and Economic Development Policies - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented the Draft Comprehensive Plan Climate, Housing, and Economic Development Policies. She stated no action is required, only discussion and feedback from the commission.

Ms. Lust presented the projected employment needs and capacity along with future housing goals and policies.

Discussion occurred regarding enhanced remote work opportunities and the tax revenue from those jobs. Discussion included how the city tracks individuals that work from home as well as broadband capacity.

Discussion occurred regarding the ratio of jobs per household and if the current goal is adequate.

Discussion occurred regarding the specifics of goals, policies and action items and how they are used in land use and the development code.

Discussion occurred regarding Ridgefield's downtown and waterfront. Discussion included Ridgefield Main Street and the guidelines they provide for improving facade. Discussion included larger employer job development.

Discussion occurred regarding current housing, population and similar cities to Ridgefield. Discussion included accessory dwelling units and HOA regulations.

Discussion occurred regarding affordable housing, property taxes and short-term rental. Discussion occurred regarding accessible housing.

Discussion occurred regarding the climate plan and energy-efficient buildings as well as local transportation. A community wide natural disaster plan was discussed.

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 planning commission members for attending the State of the City. The State of the City video is online to view. She announced the Downtown Dash will be held on April 1st and the Spring Clean Up Event will be held on April 19th.

VII. FROM THE COMMISSION


Commissioner Mullinax agreed the State of the City attendance was encouraging and loved to see people

ask questions.

Commissioner Glavin thanked Ms. Lust for the presentation and for hosting a table at State of the City.

Commissioner Tyler stated it was great to be at State of the City. He agreed the Spring Clean Up Event is a great community event to attend.

VIII. ADJOURN



Trina Siebert, Planning Commission Clerk



Mark Tyler, Chair