



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
MAY 7, 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
Chair Mark Tyler
Commission Member Stephen Mullinax
Commission Member Magdalena Butler
Commission Member Richard Wolf
Commission Member Niall Glavin

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 04/02/2025 Meeting

RESULT:	(UNANIMOUS)
MOVER:	Commission Member Patrick Flynn
SECONDER:	Commission Member Stephen Mullinax
AYES:	Vice Chair Amerman, Commission Member Flynn, Chair Tyler, Commission Member Mullinax, Commission Member Butler, Commission Member Wolf, Commission Member Glavin

Commissioner Flynn moved to accept the minutes as presented. Seconded by Commissioner Mullinax.

IV. BUSINESS

1. Envision Ridgefield 2045 - Land Use Updates and Draft Element Review - Claire Lust, Community Development Director

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

Discussion occurred regarding the County Council pausing work on the resource lands study and then later moving forward with the study.

Discussion occurred regarding affordable housing.

Discussion occurred regarding a multifamily tax exemption.

Discussion occurred regarding incentivizing residential housing for people that are below 80% AMI.

Discussion occurred regarding the different expansion options.

Discussion occurred regarding ADUs.

Discussion occurred regarding parcel twelve being included in the preferred option.

Discussion occurred regarding the City partnering with another agency to offer affordable housing.

Discussion occurred regarding adding language requiring native plant species to goal 1.1.

Discussion occurred regarding who is responsible for parks and trails.

V. PUBLIC COMMENT

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VI. STAFF REPORTS

Claire Lust, Community Development Director, updated the Commission on current projects that were presented to the Planning Commission and City Council. The combined city tour will be July 1st.

VII. FROM THE COMMISSION

Commissioner Butler thanked the City staff and members of the community that attended. She is glad that Pioneer Street is open now. She attended the 10th anniversary of First Saturdays. Ridgefield High School is having an art show on May 8th from 5:30 PM to 7:30 PM.

Commissioner Glavin thanked City staff for their hard work on the update.

Vice Chair Amerman apologized for missing the State of the City. The high school robotics team went to

the district championships. He thanked the City staff for all their work. He attended the high school musical Matilda.

Commissioner Flynn is excited to attend the upcoming city tour. He said the art show is fabulous. He would like to see the downtown speed limit reduced to 15 or 20 mph. He advised that prom is May 10th. He thanked the City staff for preparing for the meeting. He thanked the members of the public for attending.

Commissioner Mullinax thanked City staff for preparing for the meeting. He attended the First Saturday event. He would like to be invited to the Inn and Out ribbon cutting.

Commissioner Wolf encouraged people to attend the upcoming Ridgefield Junction Neighborhood Association. He asked about bird art on the freeway overpass.

Chair Tyler thanked the City staff for preparing for the meeting and he thanked the members of the public for attending.

VIII. ADJOURN



Trina Siebert, Planning Commission Clerk



Richard Amerman, Vice Chair