



**CITY OF RIDGEFIELD, WASHINGTON  
PLANNING COMMISSION MEETING MINUTES  
AUGUST 6, 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 Magdalena Butler  
Commission Member Niall Glavin  
Commission Member Jeffrey Borchardt

**Absent:**

Chair Mark Tyler  
Commission Member Richard Wolf

**3. Oath of Office: Jeffrey Borchardt**

Clerk, Kaylee Moore conducted Oath of Office for Jeffrey Borchardt for Planning Commission Position No. 1.

**4. 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 6/4/2025 Meeting**

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Commission Member Flynn
<b>SECONDER:</b>	Commission Member Glavin

<b>AYES:</b> Vice Chair Amerman, Commission Member Butler, Commission Member Flynn, Commission Member Glavin
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Commissioner Flynn moved to accept the minutes as presented. Seconded by Commissioner Glavin. Ayes all. Motion passed unanimously.

#### **IV. PUBLIC HEARING/BUSINESS**

##### **1. Presentation: Envision Ridgefield 2045 Draft Transportation & Public Facilities Elements - Claire Lust, Community Development Director**

Claire Lust, Community Development Director, presented Envision Ridgefield 2045: Transportation and Public Facilities.

Miss Lust stated the goal of the presentation is to gain feedback and policy language before being brought to the public.

Discussion occurred regarding the estimated cost of wells and how the cost was determined. Ms. Lust stated that completed work and future work for projects would be distinguished.

Discussion occurred regarding the concerns about underground water piping and timelines to replace them.

Discussion occurred regarding how to implement these goals and policies.

Concerns were made about the level of water usage and the Water System Plan that was recently adopted.

Comments were made about stormwater vaults and the ability to account for these in future project sites.

Discussion occurred regarding multimodal design and impact fees associated with that.

Discussion occurred regarding present remote worker percentages vs. predictions.

Discussion occurred regarding sidewalks to create an interconnected system. Pedestrian safety for all users was commented on.

Comments were made regarding parking standards and requiring certain permeable surfaces for parking lots.

Discussion occurred regarding the future project between N 56th Place and N 10th Avenue.

Ms. Lust thanked the commission for their feedback.

## 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

Ms. Lust announced the Comprehensive Plan Workshop will be on September 16 in the Columbia Assembly Room from 6-8pm. She also stated there will be an online forum for people who cannot attend.

## VII. FROM THE COMMISSION

Commissioner Butler stated she enjoyed the tour of the city. She attended the July 4th celebration with the Ridgefield Multicultural Initiative. She stated the Lions Club needs volunteers at the fair booth. She stated Green Bag is this upcoming Saturday and Compassion 360 is August 16th. She thanked the Public Works team for fixing the water break near Pioneer Street and N 5th Avenue.

Commissioner Glavin stated that the city tour was very informative and well run. He stated that the Lions Club still needs volunteers at the booth at the fair.

Commissioner Borchardt thanked the commission for having him and he is excited to share his input.

Commissioner Flynn thanked Commissioner Borchardt for being here. He thanked the staff for the city tour. He mentioned it was the best tour the city had put on. He appreciated all the members that were present. He thanked Ms. Lust for her presentation. He stated the Lady Spuds Soccer Team are going for their third State Championship. He thanked Vice Chair Amerman for his time and his thoughtful opinions over the years.

Vice Chair Amerman stated that he is sad to leave the commission. He had planned to stay for many years and thanked the staff and Ms. Lust for all her work. He stated that the Planning Commission is very informative for everyone about the growth management process. He is potentially leaving the area for a job opportunity.

## VIII. ADJOURN



Mark Tyler, Chair

Kaylee Moore, Planning Commission Clerk