



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
OCTOBER 1, 2025**

Regular Meeting - 6:30 PM

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

1. Flag Salute

2. Roll Call

Commission Member Patrick Flynn Chair Mark Tyler Commission Member Magdalena Butler Commission Member Richard Wolf Commission Member Niall Glavin

Commissioner Flynn moved to excuse Commissioner Borchardt's absence. Seconded by Commissioner Glavin. Ayes all. The motion passed unanimously.

3. Late changes to the agenda

No late changes to the agenda.

4. Appointment of Vice Chair

Commissioner Glavin nominated Commissioner Flynn as Vice Chair. Commissioner Flynn accepted the nomination. Commissioner Glavin moved to nominate Commissioner Flynn as Vice Chair. Commissioner Butler seconded. Ayes all. The motion passed unanimously.

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 comment provided.

III. CONSENT AGENDA

1. Approval of Minutes from the 9/3/2025 Meeting

RESULT:	(UNANIMOUS)
MOVER:	[MOTIONED_BY_TITLE_NAME]
SECONDER:	[SECONDED_BY_TITLE_NAME]
AYES:	Commission Member Flynn, Chair Tyler, Commission Member Butler, Commission

Commissioner Flynn moved to approve the minutes as presented. Seconded by Commissioner Butler.

IV. PUBLIC HEARING/BUSINESS

1. Public Hearing: MAJ Boschma RMUO Zone Change - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented the MAJ Boschma RMUO Zone Change.

Discussion occurred regarding expansion of the Urban Growth Area to preserve commercial lots of land in this area of the city.

Discussion occurred regarding the proposed affordable housing shown in the proposal.

Discussion occurred regarding if dog parks count toward the 25% open space requirement.

Discussion occurred regarding traffic and safety concerns due to the mix of commercial use and multifamily housing.

Discussion occurred regarding this proposal being a policy recommendation/decision.

PUBLIC HEARING OPENED AT 6:51 PM

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

PUBLIC HEARING CLOSED AT 7:03 PM

Discussion occurred regarding zoning and zoning changes being a policy decision.

Discussion occurred regarding proposed plans for further development of 65th Ave.

Discussion occurred regarding when infrastructure, i.e. sidewalks, lighting, drainage, etc., is added.

Commissioner Glavin moved to recommend the zone change to City Council for review. Seconded by Commissioner Flynn. 4 ayes, 1 nay. The motion passed.

RESULT: (4-1)

MOVER: Commission Member Glavin

SECONDER: Commission Member Flynn

AYES: Commission Member Flynn, Chair Tyler, Commission Member Butler, Commission Member Glavin

NAYS: Commission Member Wolf

ABSTAIN: None

Ms. Lust advised that this would go to a public hearing before City Council on Thursday, October 9th at 6:30 PM.

2. Public Hearing: 2025 Development Code Amendments Part 2 - Claire Lust, Community Development Director

Claire Lust, Community Development Director, presented 2025 Development Code Amendments Part 2.

Discussion occurred regarding two-story homes in the RMD-16 zone.

Discussion occurred regarding new single-family townhouses, tri-plexes and duplexes in new subdivisions on lots over a certain slope being required to be terraced to create usable yard space.

Discussion occurred regarding narrow lots allowing the primary entrance on the side rather than a street-facing entrance.

Discussion occurred regarding ADU requirements per HB1337.

Discussion occurred regarding changing ADU reviews from a Type II Administrative Review to a Type I Ministerial Review.

Discussion occurred regarding allowing the Community Development Director to approve minor changes to CCR's.

Discussion occurred regarding allowing commercial projects to pay TIF in installments rather than all at once.

PUBLIC HEARING OPENED AT 7:56 PM

No public comments were provided.

PUBLIC HEARING CLOSED AT 7:57 PM

Commissioner Wolf moved to recommend that City Council adopt the proposed code changes with the notations that the Planning Commission made. Seconded by Commissioner Flynn. Ayes all. Motion passed unanimously.

RESULT:	(UNANIMOUS)
MOVER:	[MOTIONED_BY_TITLE_NAME]
SECONDER:	[SECONDED_BY_TITLE_NAME]
AYES:	Commission Member Flynn, Chair Tyler, Commission Member Butler, Commission Member Wolf, Commission Member Glavin

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 were provided.

VI. STAFF REPORTS

Claire Lust, Community Development Director congratulated Vice Chair Flynn. She advised that recruitment to fill the empty Planning Commission seat will be open October 3rd-24th.

VII. FROM THE COMMISSION

Commissioner Flynn thanked the members of the public that attended the meeting. He is excited about the Youth Commission that the City Council has created. He attended the Homecoming football game and stated that parking was much better than in previous years. He is glad to see the flashing speed limit signs. He thanked the City staff.

Commissioner Butler thanked the partners that supported the multicultural festival. She attended the Comprehensive Plan workshop. She advised that Green Bag is October 11th. She thanked Mayor Cole for declaring October Disability Employment Awareness month.

Chair Tyler requested that Director Lust pass on the information regarding semi-trucks bypassing the weigh station to the Police Department. He also appreciates the flashing speed limit signs. He thanked the City staff.

VIII. ADJOURN



Trina Siebert, Planning Commission Clerk



Mark Tyler, Chair