



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
DECEMBER 3, 2025**

Regular Meeting - 6:30 PM

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

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

Present:

Vice Chair Patrick Flynn
Chair Mark Tyler
Commission Member Magdalena Butler
Commission Member Niall Glavin
Commission Member Jeffrey Borchardt

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 were provided.

III. CONSENT AGENDA

1. Approval of Minutes from the 11/5/2025 Meeting

Vice Chair Flynn moved to approve the minutes as presented. Seconded by Commissioner Borchardt. Ayes all. Motion passed unanimously.

IV. BUSINESS

1. Presentation: Critical Areas Ordinance Update Process - Claire Lust, Community Development Director

Claire Lust, Community Development Director, introduced Kevin Grosz and Eric Eisemann to present Critical Areas Ordinance Update Process.

Eric Eisemann discussed how the state and city update the critical areas process and regulations.

Mr. Eisemann discussed a new piece of legislation regarding cities under 25,000.

Mr. Eisemann stated avoidance is the best way to protect critical areas.

Kevin Grosz presented GMA requirements regarding fish and wildlife conservation areas.

Mr. Grosz discussed how critical areas are chosen to be designated for conservation areas. Species and habitat areas maps were shown.

Mr. Grosz discussed forested and dryland ecoregions and how to protect riparian areas. Wetland buffers and buffer tables were discussed. A wetland map was presented.

Discussion occurred regarding critical aquifer recharge areas. A wellhead area map was presented.

Floodplain management was discussed. Some areas of Gee Creek and Lake River are included.

Geologic hazards were discussed. Mr. Grosz stated any area that has a 25% slope or more cannot be built upon.

Mr. Eisemann discussed how the critical areas maps have shaped development in Ridgefield.

Mr. Eisemann discussed how it is determined if the City of Ridgefield's critical areas process is fair and successful. Future discussion will occur in early 2026, City Council adoption will be by June 2026.

Vice Chair Tyler asked Mr. Eisemann about the future schedule for the Department of Commerce. Discussion occurred regarding the county's critical areas ordinance.

Commissioner Butler asked about future stakeholders interviews. Miss Lust stated a list has been made and the process will be started soon.

Miss Lust thanked the commission and the presenters.

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

Miss Lust shared that city council will be appointing new planning commission members. Development code amendments will be discussed as well during city council. Hometown celebration will take place on December 6th.

VII. FROM THE COMMISSION

Commissioner Butler shared this will be her last planning commission meeting. She thanked the commission for this opportunity. She thanked the public works streets workers for their hard work in ensuring that streets stay clean of debris.

Commissioner Glavin thanked Commissioner Butler for her work.

Vice Chair Flynn thanked Commissioner Butler and stated she will be missed. He thanked the members of the public that came to the meeting.

Commissioner Borchardt thanked Commissioner Butler for her time and appreciated her in his short time on the commission.

Chair Tyler thanked Commissioner Butler for her time on the commission and her involvement in city events, including the budget committee. He stated the Christmas tree lighting will be on December 6th.

VIII. ADJOURN



Kaylee Moore, Planning Commission Clerk



Mark Tyler, Chair