



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
MARCH 4, 2026**

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
Commission Member Niall Glavin
Commission Member Jeffrey
Borchardt
Commission Member Steven Moylan
Commission Member Justin Raczak
Commission Member Heather Gordon

Commissioner Borchardt moved to excuse Chair Tyler. Seconded by Commissioner Glavin. 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 02/04/2026 Meeting

Commissioner Borchardt moved to accept the minutes as presented. Seconded by Commissioner Gordon. Ayes all. Motion passed unanimously.

IV. BUSINESS

1. Critical Areas Ordinance: Project Updates and Draft Code Amendments - Claire Lust, Community Development Director

Claire Lust, Community Development Director, introduced Eric Eisemann and Kevin Gross. Mr. Eisemann led the presentation of the Critical Areas Ordinance: Project Updates and Draft Code Amendments.

Discussion occurred regarding supporting viable connected populations.

Discussion occurred regarding receiving off the record feedback from applicable state agencies prior to when the formal review period begins.

Discussion occurred regarding whether the Public Works and Trails Departments have reviewed the draft.

Discussion occurred regarding buffers around streams.

Discussion occurred regarding buffers around steep slopes.

Discussion occurred regarding mitigation banks.

Discussion occurred regarding whether the City has maps of high quality wetlands within the city limits.

Discussion occurred regarding whether the City has a list of properties to use as mitigation sites.

Discussion occurred regarding leaving habitat areas unmitigated.

Discussion occurred regarding enhancements.

Discussion occurred regarding whether there is a time frame for mitigation plantings to occur.

Discussion occurred regarding injection wells.

Discussion occurred regarding septic systems.

Discussion occurred regarding underground storage tanks.

Discussion occurred regarding CARA 1 reviews.

Discussion occurred regarding definitions.

Discussion occurred regarding having an administrative cap on fees for 3rd party reviews.

Discussion occurred regarding buffer reduction and buffer averaging.

Discussion occurred regarding the 60-day review period.

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, advised the State of the City is March 17th at 6:00 PM.

VII. FROM THE COMMISSION

Commissioner Gordon visited Storybook Hollow Park, and she is excited that the City has a park like it.

Vice Chair Flynn thanked the City staff, Mr. Eisemann and Mr. Gross.

VIII. ADJOURN



Trina Siebert, Planning Commission Clerk



Mark Tyler, Chair