



**RIDGEFIELD PLANNING COMMISSION  
MEETING AGENDA**

**Wednesday, June 3, 2026  
RACC - Columbia Assembly Room  
510 Pioneer Street, Ridgefield, WA 98642**

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

- 1. Flag Salute**
- 2. Roll Call**
- 3. 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.

**III. CONSENT AGENDA**

- 1. Approval of Minutes from the 4/01/2026 Meeting**

**IV. BUSINESS**

- 1. Presentation: Envision Ridgefield 2045 Project Updates - Claire Lust, Community Development Director**

**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.

**VI. STAFF REPORTS**

**VII. FROM THE COMMISSION**

**VIII. ADJOURN**

**CITY OF RIDGEFIELD  
REQUEST FOR COMMISSION ACTION**

**MEETING DATE:** June 3, 2026

**AGENDA ITEM NAME:** Approval of Minutes from the 4/01/2026 Meeting

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**SUMMARY/BACKGROUND:**

**STAFF CONTACT:**

**ATTACHMENTS:**

1. 04.01.2026 Minutes



**CITY OF RIDGEFIELD, WASHINGTON  
PLANNING COMMISSION MEETING MINUTES  
APRIL 1, 2026**

**Regular Meeting - 6:30 PM**

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

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

Vice Chair Patrick Flynn  
Chair Mark Tyler  
Commission Member Niall Glavin  
Commission Member Jeffrey Borchardt  
Commission Member Steven Moylan  
Commission Member Justin Raczak  
Commission Member Heather Gordon

**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 03/04/2026 Meeting**

**RESULT:** (UNANIMOUS)  
**MOVER:** Commission Member Jeffrey Borchardt  
**SECONDER:** Vice Chair Patrick Flynn  
**AYES:** Vice Chair Flynn, Chair Tyler, Commission Member Glavin, Commission Member Borchardt, Commission Member Moylan, Commission Member Raczak, Commission Member Gordon

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

#### IV. PUBLIC HEARING

##### 1. Public Hearing: Critical Areas Ordinance Amendments - Claire Lust, Community Development Director

Claire Lust, Community Development Director, and Eric Eisemann, Consulting Planner, presented the Critical Areas Ordinance Amendments.

Discussion occurred regarding the metrics for determining feasibility.

Discussion occurred regarding critical areas definitions.

Discussion occurred regarding wetland buffering and wetland averaging on the same site, but not in the same segment of the site.

Discussion occurred regarding the different types of streams and their buffers.

Discussion occurred regarding buffers for trails.

Discussion occurred regarding the execution and governance of the enhancement function for buffers.

Discussion occurred regarding light disturbance near a wetland.

Discussion occurred regarding certified, qualified professionals and whether the City has a list of certified qualified professionals.

Discussion occurred regarding the use of agricultural wastewater.

Discussion occurred regarding third party reviewers.

Discussion occurred regarding the best available science.

PUBLIC HEARING OPENED AT 7:53 PM

Comments received during public testimony can be heard on the City's website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#)

PUBLIC HEARING CLOSED AT 7:56

Commissioner Borchardt moved to make a recommendation that the City Council adopt the ordinance with suggested edits that were reflected on the record, including, but not limited to, adjusting the purpose statement to be more reflective of the order of priority, clarifying irrigation districts to be consistent with state and federal law, and mitigation clarification for light to be downward facing. Seconded by Commissioner Raczak. Ayes all. Motion passed unanimously.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Commissioner Borchardt
<b>SECONDER:</b>	Commissioner Raczak
<b>AYES:</b>	Vice Chair Flynn, Chair Tyler, Commission Member Glavin, Commission Member Borchardt, Commission Member Moylan, Commission Member Raczak, Commission Member Gordon

**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, didn't have any new announcements.

**VII. FROM THE COMMISSION**

Commissioner Glavin thanked staff and the consultant for putting the presentation together.

Vice Chair Flynn thanked staff and the consultant for a great job on the presentation.

Commissioner Borchardt thanked staff and the consultant for the presentation. He worked at the Planning Commission table at the State of the City.

Commissioner Gordon thanked staff and the consultant for the presentation.

Commissioner Moylan attended the State of the City.

Chair Tyler thanked staff and the consultant for the presentation.

**VIII. ADJOURN**

Mark Tyler, Chair

**CITY OF RIDGEFIELD  
REQUEST FOR COMMISSION ACTION**

**MEETING DATE:** June 3, 2026

**AGENDA ITEM NAME:** Presentation: Envision Ridgefield 2045 Project Updates

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**SUMMARY/BACKGROUND:**

In this presentation staff will provide updates on Ridgefield's 20-year growth management plan, Envision Ridgefield 2045, including information on Clark County Council's recent selection of preferred land use alternative and next steps in the local review process.

**STAFF CONTACT:** Claire Lust, Community Development Director

**ATTACHMENTS:**

None