



**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.

RESULT:	(UNANIMOUS)
MOVER:	Commissioner Borchardt
SECONDER:	Commissioner Raczak
AYES:	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



Trina Siebert, Planning Commission Clerk



Mark Tyler, Chair