



**CITY OF RIDGEFIELD, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
JUNE 3, 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
Chair Mark Tyler
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 4/01/2026 Meeting

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

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

IV. BUSINESS

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

Claire Lust, Community Development Director, presented Envision Ridgefield 2045 Project Updates.

Discussion occurred regarding the urban growth area through 2045, including housing and job capacity requirements.

Discussion occurred regarding City Council's preferred land use alternative and planning principles for future growth.

Discussion occurred regarding coordination with Clark County on land use alternatives and urban growth area expansion proposals.

Discussion occurred regarding the City's requirement to align its Comprehensive Plan with the County's adopted plan and related schedule.

Discussion occurred regarding "middle housing" types including townhomes, duplexes, triplexes, and ADUs.

Discussion occurred regarding clarification of urban growth area boundaries and the specific two expansions.

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.

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

VI. STAFF REPORTS

Claire Lust reported a Planning Commission member, Nial Glavin, resigned due to relocation and there will be a new selection soon.

Miss Lust announced upcoming community events, including the Big Paddle and a City Tour scheduled for July 2nd.

Commissioner Moylan asked about the city's EIS and who performs that analysis.

VII. FROM THE COMMISSION

Commissioner Moylan stated he met with Steve Stuart and inquired about how the planning commission could be improved. He stated it might be difficult for members to make community decisions.

Commissioner Gordon had nothing to report.

Commissioner Borchardt stated he would be at the Big Paddle.

Vice Chair Flynn stated he was happy to see members of the public at the meeting. He stated the city tour is very educational and a great event to attend. He thanked the city staff.

Commissioner Raczak thanked the residents for attending and stating their comments. He thanked the community development team and said the code and permitting process was easy to navigate.

Chair Tyler stated it was great to see members of the public at the meeting, and he appreciates their input. He met with Director Thamert and stated it was great to learn more about what the Public Works department does and how it impacts the planning commission. He thanked the staff for setting up the meeting.

VIII. ADJOURN

A handwritten signature in black ink, appearing to read "Kaylee Moore".

Kaylee Moore, Planning Commission Clerk

A handwritten signature in blue ink, appearing to read "Mark Tyler".

Mark Tyler, Chair