



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
JANUARY 23, 2025**

Regular Meeting - 5:00 PM

I. STUDY SESSION - 5:00 P.M.

**1. 2025-2045 Comprehensive Plan Update: Community Vision Statement and Land Use Alternatives
- Claire Lust, Community Development Director**

The team working on Ridgefield's 20-year growth management plan update, Envision Ridgefield 2045, gathered community feedback through 19 group discussions, tabling at the State of the City, and an online survey with 330 responses. The outreach focused on identifying what makes Ridgefield special and what improvements residents would like to see. A draft community vision was developed based on this feedback and presented for further input during a community workshop on September 10, followed by an online survey from September 10 to October 4. Comments from approximately 20 workshop attendees and 180 survey participants helped refine the vision. The Planning Commission reviewed the draft on January 7 and recommended its approval to the City Council.

At the September 10 community workshop, staff introduced an interactive mapping activity, also available online from September 10 to October 4, where participants identified preferred areas for growth and affordable housing within the city limits and UGA. The results are summarized in the November 11, 2024, Community Workshop and Online Survey #2 Summary Results. Using community input and prior Council discussions, the project team developed three land use alternatives:

Alternative 1: Maintains existing land use patterns with a spread-out density increase.

Alternative 2: Focuses growth in targeted mixed-use hubs while maintaining lower densities elsewhere.

Alternative 3: Combines elements of Alternatives 1 and 2, includes mixed-use hubs, and limits UGA expansions to the Northern Industrial Urban Reserve Area and Maul Property.

On December 5, Council reviewed these alternatives and directed staff to advance Alternatives 2 and 3. On December 6, Mayor Pro Tem Cole testified in favor of these alternatives before the Clark County Council, which moved them forward in the County's land use analysis. A survey on Ridgefield Roundtable opened on January 13 to gather public feedback on the final two alternatives, allowing respondents to assess potential impacts on their properties. The survey closes on January 29. Council reviewed alternatives and preliminary survey results and provided guidance to staff.

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

1. Flag Salute

2. Roll Call

Present:

Mayor Pro Tem Matt Cole
Council Member Lee Wells
Council Member Judy Chipman
Council Member Clyde Burkle
Council Member Katie Favela
Council Member Rian Davis

3. Late changes to the agenda

Remove Public Hearing and First Reading of Ordinance No. 1442.

III. MAYOR AND MAYOR PRO TEM SELECTION

1. Selection of Mayor and Mayor Pro Tem

The mayoral selection was conducted by City Clerk Julie Ferriss.

Councilor Chipman nominated Matt Cole, with a second from Councilor Davis. With no other nominations, the vote was unanimously approved.

The Mayor Pro Tem selection was conducted by Mayor Cole.

Councilor Burkle nominated Judy Chipman, with a second from Councilor Favela. With no other nominations, the vote was unanimously approved.

IV. APPOINTMENTS

1. Appointment of Roundabout Committee Member, Position No. 3

MOTION: MOVED TO CONFIRM DAN MITTELSTADT TO POSITION NO. 3.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Rian Davis
SECONDER:	Mayor Pro Tem Judy Chipman
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis

2. Appointment of Roundabout Committee Member, Position No. 5

MOTION: MOVED TO CONFIRM KATHLEEN HUBER TO POSITION NO. 5.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Rian Davis
SECONDER:	Council Member Clyde Burkle
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis

V. PUBLIC COMMENT

Anyone requesting to speak to the Council 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 [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

VI. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Lee Wells
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the January 9th Meeting**

VII. PUBLIC HEARING/BUSINESS

1. **Public Hearing and Approval of Resolution No. 658 - Ridgefield School District Proposition No. 12 and Proposition No. 13 - Steve Stuart, City Manager**

On February 11, 2025, Ridgefield School District voters will decide on two levy measures to fund educational programs, operations, facilities, and technology.

- **Proposition 12:** A replacement Educational Programs and Operations (EP&O) levy, continuing funding for essential student programs, activities, and services. If approved, it would generate \$44 million from 2026 to 2028 at an estimated tax rate of \$1.75 per \$1,000 of assessed property value.
- **Proposition 13:** A new Capital Facilities and Technology levy to fund a new elementary school, deferred maintenance projects, and technology improvements. If approved, it would collect \$21.2 million from 2026 to 2028 at an estimated rate of \$0.84 per \$1,000 of assessed property value.

Proposition 13 funding, combined with developer impact fees and state matching funds, would secure additional resources for school construction and technology. Ridgefield’s current school tax rate remains one of the lowest in Clark County. Both measures aim to support the city’s growing educational needs and ensure safe, adequate facilities for students.

Mayor Cole Opened the Hearing: 7:00PM

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

Mayor Cole Closed the Hearing: 7:10PM

Following public input, the hearing was closed, and Council proceeded with deliberation and action on Resolution No. 658.

MOTION: MOVED TO ADOPT RESOLUTION NO. 658 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Judy Chipman
SECONDER:	Council Member Rian Davis
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis

2. Public Hearing and First Reading of Ordinance No. 1443 - Royle Ridge RMUO Expansion - Claire Lust, Community Development Director

On November 8, 2024, the City received a zone change application impacting Assessor's parcel numbers 213997000, 213998000, and 214022000 ("Royle Ridge"). The proposal is to expand the Ridgefield Mixed Use Overlay (RMUO) zoning overlay that currently exists on less than an acre in the northeastern portion of the property. The total proposed RMUO area is approximately 8 acres. The purpose of the proposal is to facilitate future mixed commercial and multifamily residential development on the property, whereas only commercial development would be permitted without the expanded overlay. No development is proposed with this application; any future development under the RMUO will be subject to a Type III master planning process including a public hearing before the Hearing Examiner. City Council held a discussion prior to the hearing.

Mayor Cole Opened the Hearing: 7:20PM

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

Mayor Cole Closed the Hearing: 7:24PM

First reading conducted.

VIII. BUSINESS

1. Motion - Approval of Paradise Pointe Phase 4 & 5 Final Plat - Claire Lust, Community Development Director

The project falls under the Brown Development and Pre-Annexation Agreement, originally adopted on September 8, 2016 (ORD 1216) and amended on July 27, 2023 (ORD 1405). The Hearing Examiner approved the preliminary plat for the *Paradise Found* PUD on December 31, 2018, with 296 single-family lots. A post-decision review maintained the lot count while reconfiguring the layout. The project has since been renamed *Paradise Pointe*. Phases 4 and 5 propose 69 single-family lots on approximately 15 acres in the eastern portion of the site. Lot sizes range from 7,079 to 9,415 square feet, with an average of 7,507 square feet. All lots will access public streets connecting to the east-west collector. Tract A, a 555-square-foot open space at the N Royle Road entrance, will be maintained by the HOA. Open space for a community park and trail system was previously dedicated to the City with the Phase 1 final plat. The proposal includes lifting the *Urban Holding 10* (UH-10) zoning overlay from Phases 4 and 5 per RDC 18.270.060. City Council held a discussion.

MOTION: MOVED TO APPROVE PARADISE POINTE PHASE 4 & 5 FINAL PLAT AS PRESENTED.

RESULT:	(UNANIMOUS)
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MOVER:	Mayor Pro Tem Judy Chipman
SECONDER:	Council Member Rian Davis
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis

2. Motion - Approval of Ridgefield Heights Phase 3 Final Plat - Claire Lust, Community Development Director

The Ridgefield Heights project is located south of Pioneer Street and north of S 10th Way, with Phase 3 situated centrally, east of S 25th Place. The project follows the Ridgefield Heights Development Agreement, adopted on March 30, 2017 (ORD 1201) and amended on October 28, 2021 (ORD 1350). The preliminary plat for the Kemper PUD, originally approved in 2007 for 200 lots on 67.4 acres, was revised in 2017 under a Development Agreement, reducing the total to 177 lots across five phases. Phase 3 proposes 22 single-family lots on approximately five acres, ranging from 6,060 to 12,095 square feet, with an average lot size of 7,246 square feet. All lots will access public streets. There are no open space tracts in Phase 3, but trails and parks from Phase 1 are accessible, with additional open space planned in future phases. City Council discussed concerns raised during public comment and directed staff to bring back this agenda item at a future meeting.

3. Motion - Approval of 2025 Planning Commission Work Plan - Claire Lust, Community Development Director

On December 4, the Planning Commission discussed priorities for their 2025 Work Plan, emphasizing collaboration and education. Key focus areas included joint workshops with Council, coordination with the Parks Board and other Planning Commissions in Clark County, public education on the Commission's role, ongoing training, participation in the Ridgefield Junction Association meeting, and support for the I-5 South Extension project. Staff incorporated these priorities, along with the necessary comprehensive plan and code updates, into a Draft 2025 Work Plan. On January 7, the Planning Commission reviewed the draft and unanimously recommended approval to the Council.

MOTION: MOVED TO APPROVE 2025 PLANNING COMMISSION WORK PLAN.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Judy Chipman
SECONDER:	Council Member Katie Favela
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis

4. Motion - Approval of 2025 Parks Board of Commissioners Work Plan - Corey Crownhart, Park Manager

The Ridgefield Parks Board annually develops a work plan to guide parks, trails, and recreation initiatives. On December 11, 2024, the Board reviewed their 2024 Work Plan, assessing completed and ongoing tasks. Based on this review, staff drafted the 2025 Work Plan, which the Board recommended for City Council approval during their January 8, 2025, public meeting. The 2025 Work Plan prioritizes updates to the *Parks and Trails Capital Facilities Plan*, the creation of a *Parks Revenue Program*, and the development of enforceable engineering standards for park and trail design. Key capital projects include *Boyse Park Phase 1*, the *Ridgefield Recreation and Community Center* design, and the *Gee Creek North Segment Project*. Community engagement remains a focus, with initiatives to integrate youth leadership and enhance public education through meetings, tours, and branding efforts.

MOTION: MOVED TO APPROVE 2025 PARKS BOARD WORK PLAN.

IX. PUBLIC COMMENT

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X. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Wells attended Ron Onslow's retirement event, BIA meeting, and City Manager briefing.

Council Member Favela attended the Art Association art show, ECHO meeting, and CCF&R meeting; congratulated Mayor Cole and Mayor Pro Tem Chipman.

Council Member Davis attended Ron Onslow's retirement event and C-Tran meeting; congratulated Mayor Cole and Mayor Pro Tem Chipman.

Council Member Burkle attended Ron Onslow's retirement event, BIA meeting, City Manager briefing, and Port of Ridgefield meeting; congratulated Mayor Cole and Mayor Pro Tem Chipman.

Mayor Pro Tem Chipman attended the Art Association art show, CRWWD meeting, and MLK event.

2. Mayor

Attended Ron Onslow's retirement event and will participate in the AWC Mayor's Exchange in Olympia tomorrow.

3. City Manager

City Manager Steve Stuart congratulated Mayor Cole and Mayor Pro Tem Chipman and noted that recruitment is currently open for a City Council member.

Public Works Director Chuck Green provided an update on the Paradise Pointe Bridge.

Finance Director Kirk Johnson congratulated Mayor Cole and Mayor Pro Tem Chipman.

Community Development Claire Lust congratulated Mayor Cole and Mayor Pro Tem Chipman.

Police Lieutenant Rachel Andrew congratulated Mayor Cole and Mayor Pro Tem Chipman.

XI. ADJOURN

8:15PM



Julie Ferriss, City Clerk



Matt Cole, Mayor

