



**CITY OF RIDGEFIELD, WASHINGTON  
CITY COUNCIL MEETING MINUTES  
MARCH 27, 2025**

**Regular Meeting - 6:30 PM**

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

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

**Present:**

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

- 3. Late changes to the agenda**

**II. 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 \(ridgefieldwa.us\)](https://www.ridgefieldwa.us/City-Council/Meeting-Audio-Files).

**III. CONSENT AGENDA**

MOTION TO APPROVE AS PRESENTED.

|                  |                                                                                                                                                      |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>(UNANIMOUS)</b>                                                                                                                                   |
| <b>MOVER:</b>    | Council Member Clyde Burkle                                                                                                                          |
| <b>SECONDER:</b> | Council Member Lee Wells                                                                                                                             |
| <b>AYES:</b>     | Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton |

- 1. Approval of Claims And/Or Payroll**

**2. Approval of Minutes from the March 13, 2025 & March 20, 2025 Meeting**

**IV. PRESENTATION**

- 1. Clark County Community Services 5-year Consolidated Plan - Elizabeth McNannay**
- 2. Clark Cowlitz Fire Rescue Update - John Nohr, Fire Chief**

**V. BUSINESS**

- 1. Second Reading of Ordinance No. 1442 - Second Amendment to the Sanderling Park Development Agreement - Steve Stuart, City Manager**

The City and Developer are entering into this Second Amendment to the Development/Pre-Annexation Agreement to clarify details regarding the Park and Trail Improvements, including their scope, construction timeline, and related infrastructure. Additionally, City Council discussed adding a provision for reviewing park maintenance costs every four years.

MOTION: Mayor Pro Tem Chipman moved to adopt Ordinance No. 1442.

SECOND: Council Member Wells.

MOTION: Council Member Wells amended the motion to include language in the agreement to review park maintenance costs every four years.

SECOND: Council Member Hamilton.

Motion passed.

Ordinance No. 1442 was adopted with amendment.

|                |                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b> | <b>(UNANIMOUS)</b>                                                                                                                                   |
| <b>AYES:</b>   | Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton |

- 2. Second Reading of Ordinance No. 1447 - Amendments to Ridgefield Municipal Code Chapter 8.18 – Park Rules and Regulations - Corey Crownhart, Park Manager**

The ordinance proposes amendments to Ridgefield Municipal Code Chapter 8.18 – Park Rules and Regulations to incorporate current best practices in park and trail management. These updates enhance public safety, improve clarity and enforceability, and align regulations with evolving recreational trends. Notable revisions include updated trail use guidelines, refined pet regulations, prohibitions on specific activities, and new provisions for commercial use.

MOTION: Moved to adopt Ordinance No. 1447 as presented.

|                  |                                                                                                                                                      |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>(UNANIMOUS)</b>                                                                                                                                   |
| <b>MOVER:</b>    | Council Member Katie Favela                                                                                                                          |
| <b>SECONDER:</b> | Council Member Meghan Hamilton                                                                                                                       |
| <b>AYES:</b>     | Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton |

- 3. Motion - Approval of Roundabout Committee’s Recommendation on the Pioneer Street at**

## Discovery Drive (50th Place) Roundabout - Chuck Green, Public Works Director

At the November 21, 2024, Council meeting, the Council selected the Pioneer Street at Discovery Drive (50th Place) roundabout for the Roundabout Committee to develop design recommendations for its center. Since then, the Committee has collaborated with staff and the landscape architect for the Pioneer Street widening project to explore concepts and themes. At their March 10, 2025, meeting, the Committee presented design concepts for Council consideration. Their recommendations include:

- Multi-layered, native vegetation that supports pollinators and aligns with nearby wetlands mitigation plantings.
- Metal art pieces featuring bird punch-outs representing local species, placed on stakes around and behind the knee wall.
- Landscaping designed with mounds to enhance visibility above the knee wall for drivers.
- A preference for a local artist, ideally with a Native American background, to create the artwork.

City Council discussed both options presented.

MOTION: Moved to proceed with the Option 1 concept, remove the bird cut-out from the bottom of the statue, raise the statue pedestal, and add more shrubbery for a fuller appearance.

|                  |                                                                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>(UNANIMOUS)</b>                                                                                                                                    |
| <b>MOVER:</b>    | Council Member Lee Wells                                                                                                                              |
| <b>SECONDER:</b> | Council Member Katie Favela                                                                                                                           |
| <b>AYES:</b>     | Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman , Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton |

Council selected the S. Royle Road at Wells Drive/S. 15th Street roundabout as the next project for the Roundabout Committee to assess.

## VI. PUBLIC HEARING/BUSINESS

### 1. Public Hearing and First Reading of Ordinance 1448 - Amendments to Ridgefield Municipal Code 10.12, On-Street Parking Regulations for Certain Sections of Taverner Drive and S Cispus Way - Chuck Green, Public Works Director

In 2024, the Taverner Ridge HOA raised concerns about on-street parking along a curve near a stormwater pond on S. Taverner Drive, which was affecting school bus navigation and potentially fire apparatus. Additional concerns were noted regarding sight distance issues on S. Cispus Way due to parked vehicles near intersections and a community mailbox unit. Following a site visit and analysis, the Public Works Director determined the following actions were warranted:

- Establishing a no-parking zone along a 280-foot section of S. Taverner Drive near the stormwater pond.
- Reconfiguring parking on S. Cispus Way by shifting no-parking signage to the opposite side of the

street to improve sight distance and access.

A parking utilization review indicated minimal impact, with affected vehicles able to relocate nearby. Residents were notified in January 2025, and public comments were requested. Only two comments were received—one concern was resolved, and the other was in support of the proposal.

City Council discussed the proposed parking changes and directed staff to make revisions and present an updated proposal at a future meeting.

Mayor Cole Opened the Hearing: 8:27PM

Comments received during the 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: 8:31PM

First reading conducted.

**2. Public Hearing and First Reading of Ordinance No. 1449 - Legacy Trails III RMUO Expansion - Claire Lust, Community Development Director**

On January 23, 2025, the City received a zone change application for Assessor's parcel number 213966000, known as "Legacy Trails III." The site currently contains a single-family residence and outbuildings, with mapped critical areas in the eastern portion. The western two-thirds of the parcel is zoned Residential Medium Density 16 (RMD-16), and the eastern one-third is zoned Employment (E), separated by a wetland. The proposal seeks to expand the existing Ridgefield Mixed Use Overlay (RMUO) zoning, which currently covers about 3.4 acres in the western portion, to a total of approximately 9.6 acres. No changes are proposed for the eastern E-zoned portion of the site. The goal is to facilitate future mixed commercial and multifamily residential development on the RMD-16 portion of the property. No development is proposed with this application, and any future development under the RMUO will require a Type III master planning process, including a public hearing before the Hearing Examiner. The RMUO was initially applied to 3.4 acres of the Legacy Trails III site adjacent to South Royle Road as part of the Pioneer & 45th Subarea Plan Preferred Concept Plan. The RMUO is an optional overlay within the Pioneer and 45th and Ridgefield Junction subareas, which can be applied through an approved master plan. However, no master plan has been submitted or approved for the existing RMUO area. The Planning Commission held a public hearing on March 5, 2025, for the proposed Legacy Trails III RMUO expansion. A motion to recommend approval was made and seconded. An amendment was proposed and passed (5-1), recommending that Council consider a concomitant rezone, including an analysis of affordable housing capacity and ensuring the commercial/residential split aligns with the concept plan. The amended motion passed 6-0.

City Council discussed the proposed changes.

Mayor Cole Opened the Hearing: 9:05PM

Comments received during the 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: 9:10PM

First reading conducted.

## **VII. 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 \(ridgefieldwa.us\)](#).

## **VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS**

### **1. Council**

Council Member Hamilton met with management team directors, met with Marykay Lamoureux, attended the State of the City address, Chamber of Commerce luncheon, and a ribbon-cutting ceremony.

Council Member Burkle attended the State of the City address, a ribbon-cutting ceremony, the City Manager Briefing, a Port of Ridgefield meeting, and the Retire Ridgefield event, assisted with roundabout grape pruning.

Council Member Wells attended the Alliance meeting, the State of the City address, a ribbon-cutting ceremony, and the City Manager Briefing. The Ridgefield Junction Neighborhood Association meeting is scheduled for May 19th.

Council Member Davis attended the State of the City address, participated in the Chamber Wine Down Wednesday event, and took part in the Couve Clover Run.

Council Member Favela attended the State of the City address, the CCFR public forum, and the CCFR meeting.

Mayor Pro Tem Chipman attended the State of the City address, the CPU forum meeting, and the CREDC Board meeting.

### **2. Mayor**

The State of the City address, the Chamber of Commerce meeting, and the Retire Ridgefield event were attended.

A reminder: City Council Coffee Talk is scheduled for Saturday, April 5th, from 10:00 to 11:30 AM.

### **3. City Manager**

City Manager Steve Stuart reminded everyone about the Spring Break Food Drive, running from March 31st to April 6th, and the Spring Clean-Up event on April 19th.

Deputy City Manager Lee Knottnerus reminded everyone about the First Saturday event.

## **IX. ADJOURN**

9:42PM



Julie Ferriss, City Clerk



Matt Cole, Mayor