



**CITY OF RIDGEFIELD, WASHINGTON  
CITY COUNCIL MEETING MINUTES  
APRIL 10, 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. PROCLAMATION**

- 1. Lights Out for Spring Migration**
- 2. Red Cross Month**

**III. 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).

**IV. CONSENT AGENDA**

MOTION TO APPROVE AS PRESENTED.

|                |                             |
|----------------|-----------------------------|
| <b>RESULT:</b> | <b>(UNANIMOUS)</b>          |
| <b>MOVER:</b>  | 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, Council Member Hamilton

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the March 27, 2025 Meeting**

## **V. PRESENTATION**

1. **Property Tax Exemption Program - Holly Hill, Program Outreach Coordinator**

Property tax exemption program presented by Clark County representative.

2. **Parks Capital Facilities Plan - Corey Crownhart, Park Manager**

As part of the Envision Ridgefield 2045 Comprehensive Plan update, Council reviewed the draft Parks, Trails, and Recreation Capital Facilities Plan (Parks CFP). The plan, which incorporates feedback from the Parks Board, outlines priorities for future investments. Council provided input on project prioritization, potential additions or changes, and overall alignment with city goals related to growth, equity, accessibility, and quality of life.

## **VI. BUSINESS**

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

Council held the second reading of Ordinance 1448, following the March 27, 2025, discussion regarding proposed parking changes in the Taverner Ridge neighborhood. The ordinance addresses safety and access concerns raised by the HOA and school transportation services. Key changes proposed: No-parking signs along a 280-foot curved section of S Taverner Drive near the stormwater pond to improve visibility for school buses and emergency vehicles and adjusted parking restrictions on S Cispus Way, moving parking to the south side to address visibility issues at intersections, the community mailbox, and the STOP sign near S Taverner Drive. Following Council direction at the previous meeting, staff assessed additional sight distance and operational concerns on S Cispus Way. The City Engineer confirmed minor obstructions on the west end but no significant issues on the east end with commercial van parking. Staff distributed 70 fliers to nearby residents on April 3, 2025, with the revised proposal and invited public comment.

City Council conducted a discussion and took no action on the ordinance.

2. **Second Reading of Ordinance No. 1446 - Mukensnabl Petition to Annex - Claire Lust, Community Development Director**

Council received an update on the proposed annexation of one parcel off NW Mueller Road (Parcel 215870000), located within the Ridgefield Urban Growth Area and contiguous to existing city limits. The property is eligible for annexation, and Council previously adopted Resolution No. 653 on September 12, 2024, approving the intent to annex. The Mukensnabl, who own 100% of the land value in the proposed annexation area, signed the petition, exceeding the 60% threshold required under the direct petition

method (RCW 35A.14.120–150). A public hearing and first reading of the ordinance occurred on March 13, 2025. Following legal review, the City Attorney recommended a title report be submitted to identify any other potential ownership interests. The applicant’s representative submitted the title report on April 7, 2025, and it is currently under review.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1446 AS PRESENTED.

|                  |                                                                                                                                                      |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>(UNANIMOUS)</b>                                                                                                                                   |
| <b>MOVER:</b>    | Council Member Meghan Hamilton                                                                                                                       |
| <b>SECONDER:</b> | Council Member Clyde Burkle                                                                                                                          |
| <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. Approval of Resolution No. 662 - Oberreuter Intent to Annex - Claire Lust, Community Development Director**

Council reviewed the intent to annex two parcels off S 15th Street (Parcels 215838000 and 215839000), located within the Ridgefield Urban Growth Area and contiguous to city limits to the south. The parcels are eligible for annexation. The Comprehensive Plan designates the area as Urban Low (UL), with current Clark County zoning of R1-7.5 and R1-10, and a UH-10 overlay. Per city code and the Gee Creek Plateau Subarea Plan, the proposed zoning upon annexation would be RLD-6 with the UH-10 overlay. Council also received a request to include the Fell property (Parcel 215854000) in the annexation area and to consider a geographic modification to Resolution No. 662.

MOTION: Council Member Burkle moved to approve Resolution No. 662 as presented.  
SECOND: Mayor Pro Tem Chipman.

MOTION TO AMEND: Council Member Favela moved to amend the motion to approve Resolution No. 662 with a geographic modification to include the Fell property (Parcel 215854000).  
SECOND: Council Member Wells.  
PASSED.

ACTION: Resolution No. 662 was approved as amended.

|                |                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 |

**4. Motion - Approval of Greely Farms Phase 2C Final Plat - Claire Lust, Community Development Director**

Final plat for Greely Farms Phase 2C, which is subject to the Rohrer-Walker-Schuster Development Agreement (2008, amended 2017). The Hearing Examiner approved the preliminary plat on July 5, 2022. Phase 2C proposes to subdivide Parcel #986069439 into 23 single-family lots ranging from 4,447 to 14,527 square feet, with an average lot size of 5,943 square feet. The largest lots border the Helens View neighborhood in the unincorporated Urban Growth Area. **Tract A:** 27,225-square-foot stormwater tract with trails, to be owned/maintained by the HOA, with City easements. **Tract B:** Private road serving four lots and accessing Tract A, with easements for the City and Clark Regional Wastewater District. **Tract C:** 3,779-square-foot landscaped open space at the northern entry, owned and maintained by the HOA. The

City is also in the process of purchasing adjacent park land, not included in the final plat. Public access to the future park will be available via the flag stem between Lots 257 and 258 and N 89th Court.

MOTION: MOVED TO APPROVE GREELY FARMS PHASE 2C FINAL PLAT.

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

**VII. PUBLIC COMMENT**

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

**1. Council**

Council Member Hamilton gave a shout-out to Mr. Thamert for providing a facilities tour for her fiancé. She also provided an update on the Compassion 360 food drive and thanked Councilor Favela for organizing the effort.

Council Member Burkle attended the County Council meeting and the Port of Ridgefield meeting.

Council Member Wells attended the County Council meeting and the City Manager briefing.

Council Member Favela provided an update on a recent tour of the entire fire district, participated in a food drive focused on allergy-friendly items with Councilor Hamilton, attended CCFR meeting, City Manager briefing, and AWC legislative update call.

Council Member Davis attended the First Saturday event.

Mayor Pro Tem Chipman attended Coffee Talk with Mayor Cole, and County Council meeting.

**2. Mayor**

Coffee Talk with Mayor Pro Tem Chipman and the County Council meeting, and provided an update.

**3. City Manager**

City Manager Steve Stuart provided an update on a meeting with representatives from the Fire District to explore potential solutions for parking five or six vehicles at Public Works Operations for their CARES team. Attending ICMA conference with Deputy City Manager and provided an update. Also, provided an update on attending the ICMA conference with Deputy City Manager.

Public Works Director Chuck Green provided an update on HAWK pedestrian signal.

Utilities & Operations Director Ryan Thamert provided an update on the recent arrival of the sander and

de-icer attachment for the large snow plow.

Finance Director Kirk Johnson provided an update on the park property purchase and the status of the ongoing state audit.

Deputy City Manager Lee Knottnerus provided a reminder about the upcoming Spring Clean-Up event and shared an update on the Dragon Boats.

**IX. ADJOURN**

8:24PM



Julie Ferriss, City Clerk



Matt Cole, Mayor