



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
JUNE 12, 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
Council Member Lee Wells
Council Member Clyde Burkle
Council Member Katie Favela
Council Member Rian Davis
Council Member Meghan Hamilton

Absent:

Mayor Pro Tem Judy Chipman

MOTION: COUNCIL MEMBER FAVELA MOVED TO EXCUSE MAYOR PRO TEM CHIPMAN FROM THE MEETING.

SECOND: COUNCIL MEMBER BURKLE.

MOTION PASSED.

- 3. Late changes to the agenda**

II. PROCLAMATION

- 1. Juneteenth Freedom Celebration**

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

IV. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Rian Davis
AYES:	Mayor Cole, Council Member Wells, 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 May 22, 2025 & June 5, 2025 Meeting**

V. BUSINESS

1. **First Reading of Ordinance No. 1455 - 2025 Budget Amendment - Kirk Johnson, Finance Director**

The 2025 budget amendment includes \$7.2 million in new and reappropriated expenditures, with \$2.74 million in new revenue and \$102,790 from existing developer share funds. Of the expenses, \$20,000 are ongoing, with the remainder tied to capital or one-time costs. The amendment reappropriates \$3.6 million for projects continuing from 2024 and includes \$1.9 million in previously recognized funding, primarily from grants. New 2025 funding requests total \$3.6 million for capital projects, equipment, and property acquisitions, with \$935,000 in new revenue. The total fund balance impact is \$4.47 million, including \$1.02 million from the General Fund, \$19,500 from the Building and Permitting Fund, and the remainder from capital funds. City Council conducted a discussion and held the first reading of the proposed amendment.

2. **First Reading of Ordinance No. 1456 - Amending Ridgefield Municipal Code 2.12.030 - Planning Commission Qualifications - Lee Knottnerus, Deputy City Manager**

The Planning Commission is a seven-member advisory body to the City Council responsible for research and fact-finding on planning, development, and growth issues. While state law does not mandate specific qualifications for commissioners, many cities, including Ridgefield, require residency within city limits. A proposal was presented to modify Ridgefield's current requirement to allow one member of the commission to reside within the urban growth area. This change would align with common practices in other jurisdictions and aims to bring broader perspectives, specialized expertise, and increased representation of the community potentially affected by future development.

First reading of the Ordinance was conducted.

3. **Approval of Resolution No. 664 - Kelly Property Intent to Annex - Claire Lust, Community Development Director**

City Council conducted a discussion on a proposed Intent to Annex for one parcel located in the Ridgefield Urban Growth Area, with access via S 38th Court and frontage on S 35th Place and S 15th Street. The parcel is contiguous with current city limits and is eligible for annexation. The site is designated Urban Low in the Comprehensive Plan and currently zoned Single Family Residential (R1-6) with an Urban Holding – 10 (UH- 10) overlay. Per city code and the Gee Creek Plateau Subarea Plan, the property would be zoned RLD-4 with a residential cluster overlay upon annexation. The applicant has submitted a conceptual layout showing 44 single-family lots; however, the subdivision plan is not under review as part of the annexation.

Future development will require a full permitting process. Adoption of the annexation ordinance would not remove the UH-10 overlay, which would remain in place until infrastructure requirements are met.

MOTION: MOVED TO APPROVE RESOLUTION NO. 664 WITH A GEOGRAPHIC MODIFICATION TO INCLUDE 6 PARCELS LOCATED ON THE SOUTH SIDE.

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

4. Approval of Resolution No. 666 - Set Hearing Date for Right-of-Way Vacation Request, South Side of N 1st Circle West of N 65th Avenue - Chuck Green, Public Works Director

A request was submitted to vacate a portion of excess right-of-way along N 1st Circle, formerly part of State Route 501. The route was realigned in 2009 during the interchange reconstruction project, and the former alignment was transferred to the City by WSDOT and redesignated as N 1st Circle. The current 55-foot right-of-way exceeds the 24-foot half-width needed for its Local Access A classification, resulting in approximately 30 feet of excess. Per City and state procedures, Council considered a resolution to initiate the vacation process and set a public hearing date for July 10, 2025. Required steps include public postings, mailed notices by June 25, and publication in the newspaper of record. An appraisal will establish the value of the right-of-way and the required compensation. Finalization of the vacation requires adoption of an ordinance and recording with Clark County.

MOTION: MOVED TO APPROVE RESOLUTION NO. 666 TO INITIATE THE PROCESS TO VACATE A PORTION OF N 1ST CIRCLE TO THE ABUTTING PROPERTY OWNER AND SET A PUBLIC HEARING DATE OF JULY 10, 2025 TO CONSIDER THE REQUEST.

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

VI. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1454 - Approving an Updated Transportation Capital Facilities Plan and Amending Chapter 18.070 of the Ridgefield Municipal Code by Adopting an Updated Transportation Impact Fee Project List and Updated Transportation Impact Fees - Chuck Green, Public Works Director

A draft 2025–2045 Transportation Capital Facilities Plan (CFP) has been prepared as part of the new Comprehensive Plan update. The CFP includes an inventory of existing facilities, future needs, project locations and capacities, and a six-year financing plan—represented by the 2025–2030 Transportation Improvement Program. Key updates include:

- Inclusion of Multi-Modal Transportation Trails, now eligible for Transportation Impact Fees (TIF)

due to 2023 legislative changes.

- Revised CFP and TIF project lists, including new and realigned collector roads and removal of financially or environmentally infeasible links.
- Introduction of proposed new TIF overlay subareas for Gee Creek Plateau and Carty Road.
- Incorporation of a new TIF lookup table to streamline trip-based fee calculations for developers.
- Highlights of major projects such as the Ridgefield/I-5 South Connector, S 35th Avenue/Gee Creek Plateau extension, and potential I-5 overcrossings north and south of Pioneer Street.

The CFP also responds to new state mandates addressing multimodal level-of-service, climate change, and resiliency, with measures like safe routes to schools, mixed-use hubs, and reduced traffic stress for pedestrians and cyclists. Construction cost increases of up to 80% since 2018 have contributed to a proposed 40% increase in the base 2045 TIF rate—approximately \$200 per daily trip above the current rate. Based on Council feedback at the May 1, 2025 Study Session, staff presented alternative TIF rate scenarios involving tradeoffs in eligibility and timing of certain projects.

Mayor Cole Opened the Public Hearing: 8:39PM

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 Public Hearing: 8:44PM

City Council conducted a discussion and provided feedback to staff.

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VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Hamilton reported that her daughter participated in a YMCA program where she created and presented a bill. She also attended the Raptors opening day game, a Main Street meeting, the CRWWD Salmon Creek Treatment Plant tour, a School Board meeting, and a CCFR meeting.

Council Member Burkle participated in the interview process for the new Engineering and Capital Director position and attended the Port of Ridgefield meeting.

Council Member Wells attended seven meetings, commented on the 803 Pioneer Street property, and provided an update on the Clark County Weed Board.

Council Member Favela attended the Raptors opening day game, a high school graduation ceremony, an ECHO meeting, and a CCFR meeting, and gave kudos to Officer Fokin.

Council Member Davis attended the Memorial Day ceremony, Raptors opening day game, First Saturday Big Paddle event, and a C-Tran meeting, and congratulated the Finance Department on receiving a clean audit report from the State Auditor's office.

2. Mayor

Mayor Cole The Mayor attended the Urban County Policy Board meeting and First Saturday - Big Paddle event.

3. City Manager

Capital & Engineering Director Chuck Green provided an update on the wetlands planting project.

Deputy City Manager Lee Knottnerus provided an update on the First Saturday Big Paddle event.

IX. ADJOURN

9:10PM



Julie Ferriss, City Clerk



Matt Cole, Mayor