



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
JULY 24, 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. APPOINTMENTS

- 1. Appointment of a Citizen to Serve on the 2026 Budget Advisory Committee**

MOTION: MOVED TO APPOINT MAGDALENA BUTLER TO THE BUDGET ADVISORY COMMITTEE.

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, Council Member Hamilton

- 2. Appointment of Two Council Members to Serve on the 2026 Budget Advisory Committee**

MOTION: MOVED TO APPOINT COUNCIL MEMBER DAVIS AND COUNCIL MEMBER HAMILTON TO THE BUDGET ADVISORY COMMITTEE.

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, Council Member Hamilton
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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: MOVED TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Meghan Hamilton
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 July 10, 2025 Meeting**
3. **Approval of Resolution 668 -Adopting the Clark County Comprehensive Solid Waste Management Plan for Years 2025-2030**
4. **Approval to Submit Grant Applications**

V. PRESENTATION

1. **2025 Development Code Amendments: Presentation of Topics - Claire Lust, Community Development Director**

For 2025, staff presented a list of proposed amendments, which includes both housekeeping (clerical) and policy-related changes. Policy topics include signs, commercial design, housing, trails, critical areas, and water conservation. Council was asked to:

- Identify any topics that should not move forward.
- Suggest additional topics for consideration.
- Indicate which topics need more detail or research.

Council reviewed the proposed topics and provided feedback on priorities, potential additions, and areas needing further explanation or research.

VI. BUSINESS

1. **Second Reading of Ordinance No. 1449 - Legacy Trails III RMUO Expansion and Concomitant**

Rezone Agreement - Claire Lust, Community Development Director

City Council held a public hearing and first reading of the ordinance for the proposed RMUO expansion on March 27, 2025. The applicant's representative spoke in support of the proposal. Following discussion, Council directed staff to work with the applicant on a draft concomitant rezone agreement, addressing affordable housing, trail development, commercial uses along Royle Road, and open space configuration.

The draft agreement includes the following key provisions:

1. The RMUO overlay will be added to the property.
2. The owner will provide 21 affordable housing units (10% of total), with 11 units affordable at 80% AMI and 11 units at 60% AMI. These units will be exempt from TIF and PIF per RMC 18.070.140.
3. Onsite trails will be constructed as shown in the Conceptual Master Plan, with eligibility for PIF credits if included in the Parks and Recreation Capital Facilities Plan.
4. Building "J" will include ground-floor retail/commercial use with residential units above.

Council considered and provided feedback on the proposed agreement and ordinance.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1449 AS PRESENTED.

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, Council Member Hamilton

VII. PUBLIC COMMENT

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VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Davis attended Coffee Connection, toured Public Works facilities with Ryan Thamert, participated in the Main Street Days event, and attended the Greely Farms Neighborhood BBQ.

Council Member Favela attended the ECHO meeting, BIA tour, Cloverhill and Greely Farms Neighborhood BBQs, and recognized CCFR and Ridgefield Police for their proactive, planned training at Ridgefield High School.

Council Member Wells attended the Cloverhill and Greely Farms Neighborhood BBQs and the ribbon

cutting at IQ Credit Union.

Council Member Burkle attended the Cloverhill and Greely Farms Neighborhood BBQs.

Council Member Hamilton participated in the Main Street Days event, BIA tour, and Cloverhill BBQ.

Mayor Pro Tem Chipman attended the CREDC meeting, Cloverhill Neighborhood BBQ, ribbon cutting at IQ Credit Union, Raptors game, and provided an update on the Neighbors Helping Neighbors.

2. Mayor

Attended the Cloverhill and Greely Farms Neighborhood BBQs and provided a legislative update.

3. City Manager

City Manager Steve Stuart provided updates on current road projects and park developments.

Public Works Director Ryan Thamert gave an update on the Water Conservation Strategy Plan.

Finance Director Kirk Johnson shared an update on current grant activity.

Community Development Director Claire Lust provided an update on departmental restructuring.

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

Police Chief Cathy Doriot thanked Council Member Favela for recognizing the Ridgefield Police Department's proactive training efforts at Ridgefield High School.

IX. ADJOURN

8:02PM



Julie Ferriss, City Clerk



Matt Cole, Mayor