



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
JANUARY 22, 2026**

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

III. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Burkle
SECONDER:	Council Member Favela
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 January 8, 2026 Meeting

IV. PRESENTATION

1. Pink Patch Donation to Pink Lemonade - Cathy Doriot, Police Chief

Officer Debiak presented a Pink Patch donations check to Pink Lemonade in the amount of \$3,900.

V. BUSINESS

1. Motion to Approve the 2026 Planning Commission Work Plan - Claire Lust, Community Development Director

Chair Mark Tyler presented the recommended work plan to City Council.

MOTION: MOVED TO APPROVE THE 2026 PLANNING COMMISSION WORK PLAN AS PRESENTED.

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

2. Motion to Approve the 2026 Parks Board Work Plan - Corey Crownhart, Park Manager

Chair Brigid Taylor presented the recommended work plan to City Council.

MOTION: MOVED TO APPROVE THE 2026 PARKS BOARD PLAN AS PRESENTED.

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

3. Resolution No. 671 - Update to the 2026 Master Fee Schedule - Kirk Johnson, Finance Director

Community Development staff, in coordination with the Finance team, reviewed and updated the Master Fee Schedule to ensure full cost recovery for municipal services. Updates included revising the hourly staff rate to reflect current cost-of-living adjustments and labor agreements, adding and clarifying inspection, land use, engineering, and permit review fees, implementing a code enforcement fee previously adopted by Council, updating special event permit fees to account for staff review time, and clarifying cleaning fee and deposit requirements for TMI building community space rentals.

MOTION: MOVED TO ADOPT RESOLUTION NO. 671 AS PRESENTED.

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

4. Motion to Approve an Amendment to the Interlocal Agreement between the City of Ridgefield and Clark-Cowlitz Fire Rescue - Kirk Johnson, Finance Director

The City and Clark-Cowlitz Fire Rescue entered into an interlocal agreement in December 2023 related to voluntary mitigation associated with Ordinance No. 1410 and the establishment of a tax increment financing area. The agreement provides up to \$2 million in City funding for CCFR to purchase land for a new fire station in Ridgefield and is set to expire December 31, 2025. CCFR is currently evaluating potential sites within Ridgefield, and the City and CCFR propose extending the agreement through April 30, 2026, to allow additional time for site selection, negotiations, and property acquisition.

MOTION: MOVED TO APPROVE AMENDMENT 1 TO THE INTERLOCAL AGREEMENT WITH CLARK-COWLITZ FIRE RESCUE CONCERNING VOLUNTARY MITIGATION RELATED TO RIDGEFIELD ORDINANCE NO. 1410 AS PRESENTED.

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

5. Second Reading of Ordinance No. 1462 - MAJ Boschma RMUO Zone Change - Claire Lust, Community Development Director

The City received a zone change application for parcels 214224000, 214232000, and 213957000 (MAJ Boschma) to add the Ridgefield Mixed Use Overlay (RMUO) to approximately 9.26 acres of vacant property. The proposed overlay would allow future mixed commercial and multifamily residential development; no development is proposed with this application, and any future development would be subject to a Type III master planning process and public hearing. City Council held a public hearing on October 9, 2025, reviewed the proposed zone change, discussed Ordinance No. 1462, provided feedback, and directed staff to continue working with the applicant on a concomitant rezone agreement addressing affordable housing and site access.

Staff presented Council with an updated Ordinance and concomitant rezone agreement. City Council discussed the updates and directed staff to continue working with the applicant to address questions raised during the discussion and to return with a revised agreement at a future meeting.

6. Second Reading of Ordinance No. 1471 - Oberreuter & Degenhardt Petition to Annex - Claire Lust, Community Development Director

Staff presented that the proposed annexation includes three residential parcels located in the southwest portion of the Gee Creek Plateau Subarea within the Ridgefield Urban Growth Area and contiguous with the City limits. The parcels are eligible for annexation and would require concurrent rezoning from County to City zoning. The area is designated Urban Low Density Residential with RLD-6 zoning under the Comprehensive Plan and Gee Creek Plateau Subarea Plan. The UH-10 overlay would remain in effect upon annexation until capital facilities deficiencies are resolved. City Council held a public hearing and first ordinance reading for the Oberreuter & Degenhardt Petition to Annex on December 18, 2025. Council received public testimony from residents of the Wishing Wells and Cassini View subdivisions regarding concerns related to streets, traffic, and habitat. Testimony in support of the annexation was also received.

City Council discussed the proposed annexation and considered issues raised during public comment.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1471 AS PRESENTED.

RESULT:	(5-2)
MOVER:	Mayor Pro Tem Chipman
SECONDER:	Council Member Davis
AYES:	Mayor Pro Tem Chipman, Council Member Davis, Council Member Wells, Mayor Cole, Council Member Burkle
NAYS:	Council Member Hamilton, Council Member Favela

VI. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1472 - Kelly/Windy Hills Petition to Annex - Claire Lust, Community Development Director

Staff presented that the petition to annex includes seven residential parcels in the Gee Creek Plateau Subarea, within the Ridgefield Urban Growth Area and contiguous with the City limits, making them eligible for annexation. Annexation requires concurrent rezoning from Clark County zoning to City zoning. Staff noted that the parcels are currently zoned R1-6 with a UH-10 overlay, are designated Urban Low Density Residential under the Comprehensive Plan, and that the Gee Creek Plateau Subarea Plan assigns RLD-4 zoning with a Residential Cluster Overlay. The proposed City zoning is RLD-4 with a Residential Cluster Overlay, with the UH-10 overlay remaining until capital facilities deficiencies are resolved. The applicant, Quail Homes, intends to develop the western portion of the Windy Hills property following annexation, with any future development subject to City review and the applicable Ridgefield Development Code. City Council discussed the proposed annexation before opening the public hearing.

The public hearing was opened by Mayor Cole at 8:05PM.

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

The public hearing was closed by Mayor Cole at 8:08PM.

The first reading was conducted.

VII. PUBLIC COMMENT

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VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Hamilton noted that RMS is hosting a Micro Enterprise Series on January 25th from 12:00–2:00 PM at the Old Liberty Theater.

Council Member Wells attended the Port of Ridgefield meeting.

Council Member Davis attended the CTRAN Board meeting.

2. Mayor

Mayor Cole attended the 16th Annual Rev. Dr. Martin Luther King Jr. Breakfast Celebration.

3. City Manager

City Manager Steve Stuart thanked Council for their efforts during the recent lobbying trip to Olympia.

Public Works Director Ryan Thamert provided an update on the consultant/contractors open house event.

Deputy City Manager reminded Council of the Saturday event and activities scheduled for February 7th.

IX. EXECUTIVE SESSION

- 1. Executive Session Pursuant to RCW 42.30.110(1)(b): To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.**

8:20 PM – The City Council entered into executive session pursuant to RWC 42.30.110(1)(b). The session was scheduled to last until 8:50 PM. No action would be taken after the session.

Attendees: Mayor, City Council, City Manager Steve Stuart, Finance Director Kirk Johnson, City Attorney Janean Parker, Clark Cowlitz Fire Rescue Chief John Nohr.

8:48 PM – The City Manager announced that the executive session would be extended until 9:05 PM.

9:05 PM – The City Manager announced a further extension of the executive session until 9:15 PM.

9:15 PM – The City Manager announced that the executive session would continue until 9:25 PM.

9:25 PM – The Mayor reconvened the regular meeting.

X. ADJOURN

9:25PM



Julie Ferriss, City Clerk



Matt Cole, Mayor