



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
FEBRUARY 12, 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. PROCLAMATION

- 1. Black History Month**

III. APPOINTMENTS

- 1. Appointment of City Representative to the Clark County Arts Commission**

MOTION TO APPROVE THE APPOINTMENT OF EVA KELLEY TO THE CLARK COUNTY ARTS COMMISSION.

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

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

V. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Burkle
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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the January 15, 2026 & January 22, 2026 Meeting**
- 3. Approval to Submit an Application for a Department of Transportation Grant for Preliminary Engineering for the 10th/11th Street Crossing**
- 4. Approval to Submit an Application for a Criminal Justice Training Center Grant for Funding Through HB 2015**

VI. BUSINESS

- 1. 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 reviewed the updated concomitant agreement and the applicant's additional response.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1462 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

- 2. Second 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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1472 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Wells
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

3. Motion to Approve Sanderling Park Phase 3 Final Plat - Claire Lust, Community Development Director

The Hearing Examiner approved the Kennedy Farm East preliminary planned unit development plat on March 19, 2019. The project has since been renamed Sanderling Park. The overall approval included 435 lots (327 single-family detached and 108 single-family attached) on 89.65 acres in the RLD-4 zone. The project is subject to the 2007 Kennedy Development Agreement and the 2017 Kennedy Development Agreement Amendment, which established a target average density of four to six units per gross acre. The approved density for Kennedy Farm East/Sanderling Park is 4.85 units per gross acre, consistent with the Development Agreement. The applicant proposes to subdivide Phase 3 (Parcel #986064821, approximately 3 acres) into 28 townhouse lots with alley access. Lot sizes range from 2,600 to 3,722 square feet, with an average lot size of 2,834 square feet, consistent with prior approvals. City Council conducted a discussion on the proposed final plat approval.

MOTION: MOVED TO APPROVE SANDERLING PARK PHASE 3 FINAL PLAT AS PRESENTED.

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

4. Approval of Resolution No. 672 - Cheeky Noodles TIF Reduction - Claire Lust, Community Development Director

City Council previously adopted an amendment to RMC 18.070.040 allowing TIF exemptions for CNB-zone developments. Cheeky Noodles was assessed a \$18,011.73 TIF in connection with a 2025 tenant improvement permit. The permit was issued December 9, 2025, with the fee deferred to final occupancy. The applicant submitted a memo requesting a TIF waiver, and construction is currently in progress.

MOTION: MOVED TO ADOPT RESOLUTION NO. 672 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Chipman

SECONDER:	Council Member Davis
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman , Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

5. First Reading of Ordinance No. 1473 - Repealing Establishment of Temporary Speed Limits and Establishing a Process to Administratively Approve a Temporary Closure or Speed Limit - Janean Parker, City Attorney

With substantial completion of the public works projects associated with Ordinance 1431, staff determined the temporary reduced speed limits are no longer necessary. The proposed ordinance repeals Ordinance 1431 and the associated temporary speed limits in RMC 10.08.035. The ordinance also establishes a new Chapter 12.17 of the Ridgefield Municipal Code to provide a streamlined process for implementing temporary road closures or speed restrictions, authorizing the City Manager, in consultation with the City Engineer, to impose such restrictions with notice requirements, except in emergencies. City Council discussed the proposed ordinance.

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1473 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Davis
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

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VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Wells attended the City Manager Briefing and the Premiere Property Group ribbon-cutting ceremony.

Council Member Burkle attended the City Manager Briefing and the Premiere Property Group ribbon-cutting ceremony.

Council Member Hamilton attended the Premiere Property Group ribbon-cutting ceremony, the Ridgefield Chamber meeting, the School Board meeting, and the Main Street meeting.

Council Member Davis attended the C-TRAN Board meeting and provided a report.

Council Member Favela attended the ECHO meeting and provided an update, attended the Boys & Girls Club youth night, and provided updates on the boathouse and CCFR meeting.

Mayor Pro Tem Chipman provided an update on Neighbors Helping Neighbors and attended the Art

Association meeting, CRWWD meeting, and the Premiere Property Group ribbon-cutting ceremony.

2. Mayor

Acknowledged the Black History Month proclamation and provided a report on the C-TRAN board composition meeting.

3. City Manager

City Manager Steve Stuart provided an update on lobbying, recognized the Finance Department for receiving the GFOA Certificate of Achievement for Excellence in Financial Reporting, and noted that City offices will be closed Monday, February 16, for Presidents Day.

IX. ADJOURN

7:43PM



Julie Ferriss, City Clerk



Matt Cole, Mayor