



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
APRIL 9, 2026**

Regular Meeting - 6:30 PM

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**

<p>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</p>

- 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 \(ridgefieldwa.us\)](http://ridgefieldwa.us).

III. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

<p>RESULT: (UNANIMOUS) MOVER: Council Member Burkle 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</p>

- 1. Approval of Claims And/Or Payroll**

2. **Approval of Minutes from the March 26, 2026 Meeting**
3. **Approval of 2026 Slurry Seal Project**
4. **Approval of Amendments to Contract with WSP USA Inc. for Grant-Funded Climate Planning Work**

IV. BUSINESS

1. **Motion to Approve the Gee Creek Loop Improvements Construction Contract - Miranda Lange, PW Infrastructure Deputy Director**

The project will address flooding impacts to private properties uphill of the Gee Creek Loop development caused by stormwater runoff bypassing an inadequate outfall structure. Improvements include new asphalt, installation of a valley gutter for stormwater control, partial water main replacement, sidewalk improvements, and ADA-compliant curb ramps. Safety enhancements at the Gee Creek Loop entrance from Pioneer Street include a new luminaire and a pedestrian crossing with a Rectangular Rapid Flashing Beacon (RRFB) connecting Gee Creek Loop to the southeast end of Abrams Park. The low bidder for the project is North Cascade Excavating at \$755,101.40, with an additional \$100,000 requested for contingency, for a total project cost of \$855,101.40. The engineer’s estimate was \$1,027,144.55.

MOTION: MOVED TO APPROVE AWARDING THE CONTRACT FOR THE CONSTRUCTION OF THE GEE CREEK LOOP IMPROVEMENT PROJECT TO NORTH CASCADE EXCAVATING FOR THE AMOUNT OF \$755,101,40, PLUS AN ADDITIONAL \$100,000 IN CONTINGENCIES, FOR A TOTAL OF \$855,101,40.

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

2. **Motion to Approve the Ridgefield Heights Phase 5 Final Plat - Claire Lust, Community Development Director**

The Ridgefield Heights project area is located south of Pioneer Street and north of S 10th Way, with Phase 5 situated in the northwest portion of the site, east of S 25th Place and west of Phase 4. The development is governed by the Ridgefield Heights Development Agreement, originally adopted by Council on March 30, 2017 (Ord. 1201) and amended on October 28, 2021 (Ord. 1350). The original Kemper Planned Unit Development (PUD) received preliminary plat approval in 2007 for 200 lots on 67.4 acres. In 2017, a Development Agreement between the City and ODC Ridgefield Heights LLC reestablished the project as Ridgefield Heights and modified the proposal. A subsequent post-decision review approved on October 9, 2017 established a revised preliminary plat of 177 lots in five phases. Phase 5 proposes 35 single-family detached residential lots ranging from 7,560 to 13,869 square feet, with an average lot size of 9,635 square feet.

MOTION: MOVED TO APPROVE RIDGEFIELD HEIGHTS PHASE 5 FINAL PLAT AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Burkle

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

3. Approval of Resolution No. 676 - Stadelman & Leetch Intent to Annex - Claire Lust, Community Development Director

The intent to annex includes three parcels in the Gee Creek Plateau Subarea (Parcel Nos. 213796000, 213791000, and 213781000), located within the Ridgefield Urban Growth Area and contiguous with existing City limits, making them eligible for annexation. The Comprehensive Plan designation is Urban Low (UL), with current Clark County zoning of R1-7.5 and R1-10 and an Urban Holding-10 (UH-10) overlay. Upon annexation, the site would be designated Residential Low Density (RLD-4) with a residential cluster overlay per the Gee Creek Plateau Subarea Plan, which supports flexible subdivision design to preserve open space and scenic corridors. The UH-10 overlay would remain until capital facilities deficiencies are resolved.

MOTION: MOVED TO APPROVE RESOLUTION NO. 676 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

4. Second Reading of Ordinance No. 1479 — Approval of Urban Downs II Phase 2-3 Development Agreement - Claire Lust, Community Development Director

Urban Downs II Planned Unit Development received preliminary plat approval on December 20, 2022 for a mix of single-family detached and attached (townhome) units. On November 21, 2024, Council approved the final plat for Phase 1 (Meadowview by Pulte Homes), consisting of 52 single-family detached lots. The applicant has submitted a final plat for Phases 2 and 3, which includes 90 total lots: 58 single-family detached and 32 single-family attached units. Following approval, the applicant proposes to satisfy the townhome requirement on Lots 53-84 using a semi-attached product with connected garages that meets the definition of a townhome under RDC 18.100.016 and exceeds applicable architectural standards. A Development Agreement between the City and Lennar Northwest, LLC is provided to address these provisions, including sample site plans and architectural elevations.

MOTION: COUNCIL MEMBER HAMILTON MOVED TO ADOPT ORDINANCE NO. 1479 AS PRESENTED.
SECOND: MAYOR PRO TEM CHIPMAN.

COUNCIL MEMBER DAVIS MOVED TO AMEND THE MOTION TO INCLUDE IN THE DEVELOPMENT AGREEMENT THE FOLLOWING AMENDMENT "FOUR FOOT TALL, MAXIMUM HEIGHT FOR WOOD FENCE."
SECOND: COUNCIL MEMBER WELLS.
MOTION PASSED.

MOTION TO ADOPT ORDINANCE NO. 1479 AS AMENDED.

RESULT: (UNANIMOUS)

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

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

VI. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Hamilton attended the ribbon cutting for Storybook Hollow Park, the ribbon cutting for Ridgefield Massage 1st Anniversary, the Main Street Board of Directors meeting, the Tri-Government meeting with the School District and Port of Ridgefield, and the Greet Magazine social event.

Council Member Burkle attended the ribbon cutting for Storybook Hollow Park, the Tri-Government meeting with the School District and Port of Ridgefield, and the Port of Ridgefield meeting. Reminder: Saturday is Green Bag food pickup day.

Council Member Wells attended the ribbon cutting for Storybook Hollow Park and the Tri-Government meeting with the School District and Port of Ridgefield. Reminder: Spring Clean-Up is April 18th.

Council Member Favela attended the Tri-Government meeting with the School District and Port of Ridgefield and the Clark-Cowlitz Fire Rescue meeting. Reminder: the ECHO Law Enforcement discussion panel is Tuesday morning. Also recognized National Public Safety Telecommunications Week (April 12–18).

Council Member Davis attended the Tri-Government meeting with the School District and Port of Ridgefield and the ribbon cutting for Storybook Hollow Park.

Mayor Pro Tem Chipman attended the ribbon cutting for Storybook Hollow Park, the ribbon cutting for Ridgefield Massage 1st Anniversary, and the Tri-Government meeting with the School District and Port of Ridgefield.

2. Mayor

Attended most of the meetings noted, including the ribbon cutting for Storybook Hollow Park, the ribbon cutting for Ridgefield Massage 1st Anniversary, and the Tri-Government meeting with the School District and Port of Ridgefield.

3. City Manager

City Manager Steve Stuart noted that the ECHO Law Enforcement Panel discussion will be held at the Public Service Center in Vancouver.

Finance Director Kirk Johnson provided an update on the State Auditor’s review.

Deputy City Manager Lee Knottnerus reminded Council about the upcoming Council Chat with the Mayor and Mayor Pro Tem event scheduled for Saturday at Lava Java.

VII. EXECUTIVE SESSION

- 1. Executive Session: Pursuant to RCW 42.30.110(1)(c) to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price.**

7:11PM: The City Council entered executive session pursuant to RCW 42.30.110(1)(c), scheduled to last until 7:30 PM.

Attendees: Mayor, City Council, City Attorney Janean Parker, City Manager Steve Stuart, Finance Director Kirk Johnson.

7:27PM: The session was extended to 7:40PM.

7:40PM: The mayor reconvened the meeting; no action was taken, and the meeting was adjourned.

VIII. ADJOURN

7:40PM



Julie Ferriss, City Clerk



Matt Cole, Mayor