



## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### NOTICE OF PUBLIC HEARING

#### Kelly/Windy Hills Petition to Annex

File No. PLZ-25-0142

<b>Public Hearing Date</b>	The Ridgefield City Council will hold a <b>public hearing</b> for the Kelly/Windy Hills Petition to Annex on <b>January 22, 2026, beginning at 6:30 PM.</b> Attend in person at the Ridgefield Administrative and Civic Center, Columbia Assembly Room, 510 Pioneer St, Ridgefield, WA 98642, or online via the link posted at: <a href="https://ridgefieldwa.us/163/City-Council">https://ridgefieldwa.us/163/City-Council</a> .
<b>Proposal</b>	Petition to annex seven (7) low density residential parcels (32.63 acres) in the Ridgefield Urban Growth Area and the Gee Creek Plateau Subarea.
<b>Location</b>	<ol style="list-style-type: none"><li>1346 S 38<sup>th</sup> Ct, Ridgefield, WA 98642. ADJ LOT 4 SP2-697, Assessor's #215857015, 21.5 acres</li><li>1360 S 38<sup>th</sup> Ct, Ridgefield, WA 98642. LOT 3 SP2-697, Assessor's #215857010, 1.2 acres</li><li>3748 S 15<sup>th</sup> St, Ridgefield, WA 98642. #20 SEC 29 T4N R1E WM, Assessor's #215815000, 4.53 acres</li><li>3756 S 15<sup>th</sup> St, Ridgefield, WA 98642. #21 SEC 29 T4N R1E WM, Assessor's #215816000, 1 acre</li><li>1418 S 38<sup>th</sup> Ct, Ridgefield, WA 98642. LOT 2 SP2-697, Assessor's #215857005, 1.2 acres</li><li>1432 S 38<sup>th</sup> Ct, Ridgefield, WA 98642. LOT 1 SP2-697, Assessor's #215857000, 1.2 acres</li><li>4012 S 15<sup>th</sup> St, Ridgefield, WA 98642. #27 SEC 29 T4N R1E WM, Assessor's #215822000, 2 acres</li></ol>
<b>Applicant</b>	Quail Development LLC. 4501 NE Minnehaha St #200, Vancouver, WA 98661. Contact: Brandy McEllrath, <a href="mailto:brandy@quailhomes.com">brandy@quailhomes.com</a> , 360-952-0713
<b>Property Owners</b>	<ol style="list-style-type: none"><li>1. &amp; 2. David D and Karen M Kelly Trustee, 1360 S 38<sup>th</sup> Ct</li><li>3. Charles Dougals Verdier Trustee, 3748 S 15<sup>th</sup> St</li><li>4. George Ray and Muriel Barrett, 3756 S 15<sup>th</sup> St</li><li>5. Paul and Carrie Prigge, 1418 S 38<sup>th</sup> Ct</li><li>6. Kurt and Joy Stonex, 1432 S 38<sup>th</sup> Ct</li><li>7. Leanne M Bremer and Robert W Mayfield, 4012 S 15<sup>th</sup> St</li></ol>
<b>Comprehensive Plan Designation</b>	Urban Low, Urban Holding
<b>Clark County Zoning</b>	Single-Family Residential (R1-6), Urban Holding 10 (UH-10)
<b>Gee Creek Plateau Subarea Plan</b>	Residential Low Density 4 (RLD-4), Residential Cluster Overlay
<b>Zoning</b>	
<b>Review Type</b>	Petition to Annex

<b>Testimony</b>	<p>Interested persons are invited to provide testimony regarding the annexation. To sign up to provide testimony at the meeting, email the City Clerk, <a href="mailto:city.clerk@ridgefieldwa.us">city.clerk@ridgefieldwa.us</a>, by <b>3:00 pm on January 22</b>. The review authority will also consider written comments received <b>by 3:00 pm on January 22</b>. Please mail comments to:</p> <p>City of Ridgefield, attn. PLZ-25-0142  PO Box 608  Ridgefield, WA 98642</p> <p>Written comments may also be emailed to the City Clerk.</p>
<b>Review of File Information</b>	<p>The file may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (except holidays) at 510-B Pioneer Street. A staff report will be available by January 16, 2026.</p>
<b>Staff Contact</b>	<p>Claire Lust, Community Development Director  Contact: <a href="mailto:claire.lust@ridgefieldwa.us">claire.lust@ridgefieldwa.us</a>, 360.857.5024</p>

## Location

