



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

Public Hearing Date	The Ridgefield City Council will hold a public hearing for the Kelly/Windy Hills Petition to Annex on January 22, 2026, beginning at 6:30 PM . 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: https://ridgefieldwa.us/163/City-Council .
Proposal	Petition to annex seven (7) low density residential parcels (32.63 acres) in the Ridgefield Urban Growth Area and the Gee Creek Plateau Subarea.
Location	<ol style="list-style-type: none">1346 S 38th Ct, Ridgefield, WA 98642. ADJ LOT 4 SP2-697, Assessor's #215857015, 21.5 acres1360 S 38th Ct, Ridgefield, WA 98642. LOT 3 SP2-697, Assessor's #215857010, 1.2 acres3748 S 15th St, Ridgefield, WA 98642. #20 SEC 29 T4N R1E WM, Assessor's #215815000, 4.53 acres3756 S 15th St, Ridgefield, WA 98642. #21 SEC 29 T4N R1E WM, Assessor's #215816000, 1 acre1418 S 38th Ct, Ridgefield, WA 98642. LOT 2 SP2-697, Assessor's #215857005, 1.2 acres1432 S 38th Ct, Ridgefield, WA 98642. LOT 1 SP2-697, Assessor's #215857000, 1.2 acres4012 S 15th St, Ridgefield, WA 98642. #27 SEC 29 T4N R1E WM, Assessor's #215822000, 2 acres
Applicant	Quail Development LLC. 4501 NE Minnehaha St #200, Vancouver, WA 98661. Contact: Brandy McEllrath, brandy@quailhomes.com , 360-952-0713
Property Owners	1. & 2. David D and Karen M Kelly Trustee, 1360 S 38 th Ct 3. Charles Dougals Verdier Trustee, 3748 S 15 th St 4. George Ray and Muriel Barrett, 3756 S 15 th St 5. Paul and Carrie Prigge, 1418 S 38 th Ct 6. Kurt and Joy Stonex, 1432 S 38 th Ct 7. Leanne M Bremer and Robert W Mayfield, 4012 S 15 th St
Comprehensive Plan Designation	Urban Low, Urban Holding
Clark County Zoning	Single-Family Residential (R1-6), Urban Holding 10 (UH-10)
Gee Creek Plateau Subarea Plan	Residential Low Density 4 (RLD-4), Residential Cluster Overlay
Zoning	
Review Type	Petition to Annex

Testimony	Interested persons are invited to provide testimony regarding the annexation. To sign up to provide testimony at the meeting, email the City Clerk, city.clerk@ridgefieldwa.us , by 3:00 pm on January 22 . The review authority will also consider written comments received by 3:00 pm on January 22 . Please mail comments to: City of Ridgefield, attn. PLZ-25-0142 PO Box 608 Ridgefield, WA 98642 Written comments may also be emailed to the City Clerk.
Review of File Information	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.
Staff Contact	Claire Lust, Community Development Director Contact: claire.lust@ridgefieldwa.us , 360.857.5024

Location

