



**RIDGEFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT**

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**DEVELOPMENT  
SUMMARY: December 2015**

**Building Division  
Summary of Building Permits by Year**

Building Permits	2011	2012	2013	2014	2015 (YTD)	December
Total Permits	217	359	435	378	594	48
<i>Commercial/ Industrial Permits</i>	0	0	4	2	0	
<i>New Home Permits</i>	65	122	165	104	228	34
<i>Miscellaneous Permits</i>	152	235	266	272	366	14
Building Permit Application and Review Fees	\$332,301	\$575,461	\$1,102,631	\$636,561	\$1,001,785	\$122,309

**COMMERCIAL/INDUSTRIAL BUILDING PERMITS ISSUED**

Month (2015)	Project	Square Footage	Building Valuation	Status
October	ICD Coatings Phase 2	12,240	\$725,850	In Review
May	South 11 <sup>th</sup> Project	112,569	\$4,799,942.16	Approved
<b>Totals for Approved Commercial/Industrial Buildings YTD: 2 projects</b>		<b>124,809</b>	<b>\$5,525,792.16</b>	

**PENDING PERMITS**

Type of Permit	Total
Home permits approved & ready for issuance:	15
Home permits undergoing plan check:	5
Commercial/Industrial:	1
Misc.:	
<b>Grand Total for all Pending Permits:</b>	<b>21</b>

# Planning Division

## PREAPPLICATION CONFERENCES

Name	Description	Size	Location	Date of Conference	Status
<b>Union Ridge Lot 6</b> (PLZ-15-0071)	279-unit self-storage facility	3.33 acres	SE corner of Union Ridge Parkway and S 10 <sup>th</sup> Street	Held Dec 2	Final; conference completed and notes issued
<b>Taylor Transport Industrial Development</b> (PLZ-15-0073)	Divide parcel into 5 industrial lots, develop truck maintenance facility	7.04 acres	27208 NE 10 <sup>th</sup> Ave	Scheduled Jan 11	Conference pending
<b>Selfridge Short Plat</b> (PLZ-15-0075)	Divide residential parcel into two lots	0.6 acres	507 S Hillhurst Rd	Pending	To be scheduled
<b>North Junction Pump Station &amp; Trunk Line</b> (PLZ-15-0076)	Gravity sewer line and pump station	n/a	ROW in N 65 <sup>th</sup> Ave and N 10 <sup>th</sup> St	Pending	To be scheduled

## PROJECTS UNDER REVIEW

Name	Description	Size	Location	Key Dates	Status
<b>Urban Downs Amendment</b> (PLZ-15-0038) Comprehensive Plan Amendment and Zone Change	Change designation and zoning to SF residential, to be considered with 2016 Comp Plan update	7.74 acres	1120 NE 259 <sup>th</sup> St	PC Review, second hearing scheduled Jan 6	Technically complete; will be reviewed as part of 2016 Plan update
<b>Bella Noche PUD</b> (PLZ-15-0045) Preliminary PUD, Critical Areas Review, SEPA Review	Develop parcel for 30 lots for detached and attached single family residences	7.2 acres	177 N 34 <sup>th</sup> Ave Oct 6	Hearing scheduled Feb 8	Hearing rescheduled for revised proposal
<b>Cedar Creek Subdivision</b> (PLZ-15-0050) Type II Post-Decision Review, Administrative Adjustment	Amend 2007 subdivision approval to increase number of lots from 29 to 31, adjust road circulation	10.1 acre site	764 N 32 <sup>nd</sup> Ct	Comments to applicant Dec 9	Work with applicant to resolve design issues prior to decision
<b>Canterbury Trails Subdivision</b> (PLZ-15-0059) Final Plat	Create 69 residential lots with associated improvements and open space	17.67 acres	SE corner of N 45 <sup>th</sup> Ave & N 10 <sup>th</sup> St	Council review Dec 17	Final, approved
<b>Hawks Landing Subdivision</b> (PLZ-15-0060) Final Plat	Create 57 residential lots with associated improvements and open space	18.55 acres	S Hillhurst Rd & S Hawk PI	Council review in Jan	Pending Council approval

Name	Description	Size	Location	Key Dates	Status
<b>Taverner Ridge PUD Phase 7</b> (PLZ-15-0064) Final Plat	Create 29 residential lots with associated improvements	10.05 acres	S Hillhurst Rd & Red Tail Rd	Received Oct 20	Staff review
<b>Fire Station Cell Antennas</b> (PLZ-15-0065, PLZ-15-0066, PLZ-15-0067)  Site Plan Review, Administrative Adjustment	Add four cell antennas to the roof of existing building	4,792 SF	117 N 3 <sup>rd</sup> Ave	Hearing scheduled Feb 8	Staff review, prepare for hearing
<b>Adkins Annexation</b> (PLZ-15-0072)  Notice of Petition to Annex	Annex parcel designated for single-family residential use	40 acres	1990 S Royle Rd	Council review Dec 17	Final, approved by Council
<b>Selfridge Short Plat</b> (PLZ-15-0074)  Preliminary Short Plat	Divide residential parcel into two lots	0.6 acres	507 S Hillhurst Rd	Received Dec 3	Withdrawn, pre-app required prior to application submittal

## Engineering Division

### PROJECTS UNDER REVIEW

Name	Description	Size	Location	Status
<b>S 11th St Industrial Building</b>	warehouse building and site improvements	7.5 acres	5504, 5602, 5664 S 11th St	3rd Engineering Review Complete. Waiting on final plans and storm agreement

### PROJECTS UNDER CONSTRUCTION

Name	Description	Size	Location	Status
<b>Laurel Heights Subdivision</b>	Residential development	7.6 acre site. 50 lot development	Pioneer St & N 40 <sup>th</sup> Ave	Construction substantially complete
<b>CenturyLink Addition</b>	Double square footage of equipment building.	0.76-acre site	4335 Pioneer St	Construction substantially complete
<b>Taverner Ridge Ph. 7</b>	Residential development	29 lots	South of existing phases	Under Construction
<b>Hawk's Landing</b>	Residential development	57 Lots	Hillhurst Rd, across from High School	Under Construction
<b>Canterbury Trails</b>	Residential development	69 lots	N.45th Ave and N. 10th St	Under Construction

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<b>Alley Improvements</b>	Capital Storm and water project	N/A	Between Main and 3 <sup>rd</sup> Ave and 3 <sup>rd</sup> and 4 <sup>th</sup> Ave	Under Construction
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