



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY May 2023

Building Division

Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	May
Total permits	1,111	1,728	1,716	871	209	74
Commercial/ industrial permits	52	62	22	30	15	5
New home permits	364	670	648	361	92	42
Miscellaneous permits	695	996	1,046	480	102	27
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	380,929.50	164,148.60
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	3,856,999.86	1,671,903.69

Approved & Under Construction Commercial Building

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
October	Ridgefield Industrial Center - Shell Only	468,810	29,947,583	Issued

2021 Approved & Under Construction Commercial Building: 1 project

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
April	Pioneer Village Bldg 14 - Shell Only	3,574	394,176	Issued
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311	Issued
July	Kemper Grove Ph 5 DeMelo Park Picnic Shelter	600	35,928	Closed
August	Energy Electric Lot 2	4,800	303,360	Issued
October	Ridgefield Crossing Retail - Shell Only	8,197	742,719	Issued

October	Pioneer Village Bldg 3 - Shell Only	12,106	853,836	Issued
November	Tractor Supply	25,624	3,907,660	Issued
November	Haarup Building	21,750	2,178,294	Issued
November	Tractor Supply Shed Building	1,250	74,850	Issued

2022 Approved & Under Construction Commercial Building: 9 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
February	Tractor Supply Greenhouse Bldg	3,807	498,412	Issued
April	Les Schwab	11,941	1,044,165	Issued
May	Lucy's Garden	1,800	370,170	Closed

2023 Approved & Under Construction Commercial Building: 3 projects

Approved & Under Construction Commercial Tenant Improvement

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
September	Anytime Fitness PV Bldg 10	4,741	560,718	Closed

2021 Approved & Under Construction Commercial Tenant Improvement: 1 project

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
May	Carts By The Park Cover	768	37,471	Issued
June	IT3 Wisdom Ridge North Bldg	9,872	1,777,849	Issued
June	Gordon Truck Centers Interior Remodel	6,075	100,273	Issued
September	Port of Ridgefield The Bluffs Bldg 1	1,675	313,962	Issued
October	Ridgefield Police Department The Bluffs Bldg 1	6,661	892,335	Issued
November	Childs Trucking RIC	345,438	33,498,057	Issued

2022 Approved & Under Construction Commercial Tenant Improvement: 6 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
January	Royle Vet Clinic PV Bldg 14	2,607	319,931	Issued
January	WDFW Storage Mezzanine	710	52,725	Issued
March	Ross RIC	55,920	5,656,570	Issued

March	Albertsons RIC	61,554	6,255,814	Issued
March	Gordon Truck Centers Addition	3,675	349,640	Issued
April	JoJo's PV Bldg 3	1,529	134,797	Issued
April	Playmakers PV Bldg 7	5,587	728,795	Issued
May	Arktana/Bigfoot Mnt Outfitters PV Bldg 3	3,417	301,243	Issued
May	Ridgefield Flooring PV Bldg 14	943	83,135	Issued
May	Tri Mountain Bldg 5 TI	617	120,209	Issued
2023 Approved & Under Construction Commercial Tenant Improvement: 10 projects				

Pending permits

Type of permit	Total
Home Permits pending	51
Commercial/industrial pending	20
Commercial Tenant Improvement	6
Miscellaneous pending	94
Grand total for all pending permits	171

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	104
Taverner Ridge Ph 5	8	10
Cloverhill Ph 4	65	65
Cloverhill Ph 7	37	37
Royal View	26	27
Royal Terrace	31	32
Greely Farms Ph 2A	73	89
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
Kemper Grove Ph 3	28	71
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	20	31
Eagle Ridge Estates	22	23
Journey's Edge	1	6

Sanderling Park Ph 1	12	46
Ridgefield Heights Ph 1 & 2	30	105
Laspa Short Plat	1	2

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
IQ Credit Union (PLZ-23-0022)	Develop new 3,480-sf credit union building including a drive-through facility.	0.83 ac	986062364	April 25	Notes Issued May 9
Cloverhill Phase 3B & 10 (PLZ-23-0025)	Change zoning from RLD-8 to RLD-4 to accommodate proposed revisions to the Cloverhill PUD.	50+ ac	Royle Road	April 25	In Review

Projects under review

Name	Description	Size	Location	Key dates	Status
Nye PUD (PLZ-22-0054-0057)	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
Preliminary PUD, SEPA, Critical Areas,					
Jubilee Tea House Sign (PLZ-22-0100)	Adhere Vinyl lettering to building	0.2 ac	321 N 3 rd Ave	Incomplete Aug 10 th	Awaiting resubmittal
Cloverhill Phase 10 Post Decision (PLZ-33-0111)	Reduce phase 10 from 9 lots to 4 lots	3.87 ac	No address - 986047335	Incomplete Sept 26 th	Awaiting resubmittal
Cloverhill Phase 3B (PLZ-22-0133)	Type III Post Decision Increase lots from 47 to 58	14.85 ac	2067 S Royle Rd	Submitted Nov 15 th	Awaiting resubmittal
RSD New Elementary School Final Site Plan (PLZ-19-0116)	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 th	Under Review
Waterfront Short Plat and aka Miller's Landing Short Plat (PLZ-22-0152)	Short Plat, Shoreline, Critical Areas, SEPA, Arch		111 W Division St	Tech Complete Apr 10	In Review
Costco @ Union Ridge Town Center (PLZ-22-	Site Plan, SEPA w/ archaeological predetermination, critical		NW of Pioneer/I-5	Tech Complete Dec 13th	On hold at applicant's request

0136-0140)	areas, administrative adjustment		junction		
PacTrust Ridgefield (PLZ-23-0002)	Site Plan, SEPA, Critical Areas, Arch	42 ac	986061644, 986061643	Tech Complete Mar 23rd	Under Review
Holsinger Mixed Use (PLZ-19-0057)	Final Site Plan			Submitted April 30 th	On Hold
Sanderling PH 4-7 PDR (PLZ-23-0012)	Post Decision Review	75.96 ac	23115 NW Hillhurst Road	Incomplete Apr 6	Awaiting resubmittal
Greely Farms Phase 3B (PLZ-23-0013)	Final Plat		986062686	Submitted Mar 9 th	Council approved Apr 27
Sanderling Park Phase 1 (PLZ-23-0015)	Plat Alteration	2.31 ac	216452000	Technically Complete Apr 14	Under Review
Anytime Fitness Sign (PLZ-23-0026)	Sign Permit		4326 S Settler	Submitted Apr 6	NOD issued April 28th
Paradise Pointe (Found) Ph 3 (PLZ-23-0021)	Final Plat	17.85 ac	213070000	1 st review comments Apr 26	Awaiting resubmittal
Ridgefield Police Department Sign Permit (PLZ-23-0037)	Sign Permit		101 Mill St	Submitted May 8	Approved May 18
Keller Supply PDR (PLZ-23-0029 - 23-0033)	Type II PDR		1200 and 1290 N 65th Ave	Submitted May 1st	Under review

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Discovery Ridge 3B	Commercial	1.01 Acres 2 phases	S 47 th Ave	Traffic study questions answered
Ridgefield Food Carts	Onsite Improvements	1 Acres	N 1 st Cir	No work this month. 3rd Engineering Review Complete
Tri-Mountain Station Early Water	Commercial Development	7.5 Acres	S 65 th Ave	No work this month. 2nd Early Utility Review Complete
Greely Phase 2B Engineering	Residential Development	9.14 Acres	N 10 th St	2nd Review Completed, comments returned to engineer

Greely Phase 2C Grading	Residential Development	911.46 Acres	N 10 th St	Reviews related to sanitary sewer installation completed.
Sanderling Ph3	Residential Development	2.1 Acres	Hillhurst Rd	Complete
Sanderling Ph2A	Residential Development	3.7 Acres	Hillhurst Rd	Approved in early May
Sanderling Ph 2B	Residential Development	1.1 Acres	Hillhurst Rd	3 rd and 4 th Reviews Completed, approval expected early June
Mountain View Dental	Commercial Development	2.17 acres 2 buildings	5284 Pioneer	Revised plans in 3 rd review, awaiting revisions for review. IQ Credit Union is second building, separate review
Tri-Mountain Station Early Storm and Frontage	Commercial Development	7.5 Acres	S 65 th Ave	No work this month. 2nd Early Utility Review Complete
Les Schwab	Commercial Development	1 Acres	S 3 rd Way	Pre-construction held in April, now under construction
Seven Wells Ph 6	Residential Development	15.3 Acres	Royle Rd	Revisions to water connections in final set, nearing approval.
Urban Downs 2	Residential Development	33 Acres	N 85 th Avenue	Early grading approved
Parr Ridgefield Yard Expansion	Commercial Development	<1 Acre	Timm Rd	1 st Review Complete with comments, awaiting 2 nd submittal
Clark College AMC	Commercial Development	10 Acres	Pioneer Street	Grading and foundation only 1 st approved, pre-con scheduled for June 7.
Ridgefield Gateway Phase 1	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	1 st Review Completed with comments
Wind River Short Plat	Residential Development	5.71 Acres	Wind River Way	Final plans reviewed and returned for revisions
Ridgefield Corporate Business Park	Commercial Development	40.4 Acres	S 6 th Way	Coordination of roads and utilities with Lahti meetings in May. Driveway to Holsinger currently in process.

Costco/URTC	Commercial Development	12.4 Acres Multiple buildings	Pioneer Street	Early grading permit approved Pre-con held 5/30
Refuge Dog Park Improvements	Residential Development	5.9 Acres	Hillhurst Rd	Construction completed. Can close out this permit.

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove 2	Residential	36	N 32 Ave	Complete
Ridgefield Crossing	Commercial/Residential		Pioneer St	Revised Punchlist after walkthrough in early May
Les Schwab	Commercial Development	1 Acres	S 3 rd Way	Under construction