



## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
(360) 887-3908 | Fax: (360) 887-2507 | [www.ridgefieldwa.us](http://www.ridgefieldwa.us)

### DEVELOPMENT SUMMARY

August 2023

## Building Division

### Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	August
Total permits	1,111	1,728	1,716	871	381	55
Commercial/ industrial permits	52	62	22	30	24	2
New home permits	364	670	648	361	184	25
Miscellaneous permits	695	996	1,046	480	173	28
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	761,139.30	124,005.75
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	7,070,285.49	1,067,977.77

### 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
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	Closed

---

**2022 Approved & Under Construction Commercial Building: 4 projects**

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
February	Tractor Supply Greenhouse Bldg	3,807	498,412	Closed
April	Les Schwab	11,941	1,044,165	Issued
June	Overlook Park Splash Pad	0	828,000	Issued
July	Pioneer Village Bldg 11 – Shell Only	4,666	458,108	Issued
August	Mountain View Dental – Shell Only	8,445	922,189	Issued
August	Ridgefield RV Storage & More - Office	2,328	338,879	Issued

**2023 Approved & Under Construction Commercial Building: 6 projects**

---

**Approved & Under Construction Commercial Tenant Improvement**

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
May	Carts By The Park Cover	768	37,471	Issued
June	Gordon Truck Centers Interior Remodel	6,075	100,273	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: 4 projects**

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
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	Closed
June	BTB Solutions	10,800	399,874	Issued
July	Albertson's Central Fill	49,701	1,500,000	Issued
July	Franklin Dean Suites   The Bluffs	2,114	436,689	Issued
July	Juxtaposition   PV Bldg 6	3,925	346,028	Issued

**2023 Approved & Under Construction Commercial Tenant Improvement: 11 projects**

---

## Pending permits

Type of permit	Total
Home Permits pending	55
Commercial/industrial pending	20
Commercial Tenant Improvement	3
Miscellaneous pending	54
<b>Grand total for all pending permits</b>	<b>132</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	104
Taverner Ridge Ph 5	8	10
Royal View	27	27
Royal Terrace	31	32
Greely Farms Ph 2A	85	89
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
Kemper Grove Ph 3	62	71
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	29	31
Eagle Ridge Estates	22	23
Journey's Edge	1	6
Sanderling Park Ph 1	22	46
Ridgefield Heights Ph 1 & 2	45	105
Laspa Short Plat	1	2

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Panda Express (PLZ-23-0056)	Development of a freestanding Panda		Pioneer St & I-5	August 22nd,	Conference Occurred

Express with a drive-thru

1:00pm

<b>50th Place Rezone (PLZ-23-0061)</b>	Rezone of parcel 213991000 from RLD-8 to RMD-16	213991000	August 22nd, 2:30pm	Conference Occurred
--	---	-----------	---------------------	---------------------

## Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Nye PUD (PLZ-22-0054-0057)</b>	Preliminary PUD for 64 lots  Preliminary PUD, SEPA, Critical Areas,	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
<b>Jubilee Tea House Sign (PLZ-22-0100)</b>	Adhere Vinyl lettering to building	0.2 ac	321 N 3 <sup>rd</sup> Ave	Incomplete Aug 10 <sup>th</sup>	Awaiting resubmittal
<b>Cloverhill Phase 10 Post Decision (PLZ-33-0111)</b>	Reduce phase 10 from 9 lots to 4 lots	3.87 ac	No address - 986047335	Incomplete Sept 26 <sup>th</sup>	Awaiting resubmittal
<b>Cloverhill Phase 3B (PLZ-22-0133)</b>	Type III Post Decision Increase lots from 47 to 58	14.85 ac	2067 S Royle Rd	Submitted Nov 15 <sup>th</sup>	Awaiting resubmittal
<b>RSD New Elementary School Final Site Plan (PLZ-19-0116)</b>	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 <sup>th</sup>	Under Review
<b>Waterfront Short Plat and aka Miller's Landing Short Plat (PLZ-22-0152)</b>	Short Plat, Shoreline, Critical Areas, SEPA, Arch		111 W Division St	Tech Complete Apr 10	On hold per applicant's request
<b>Holsinger Mixed Use (PLZ-19-0057)</b>	Final Site Plan			Submitted April 30 <sup>th</sup>	On Hold
<b>Paradise Pointe (Found) Ph 3 (PLZ-23-0021)</b>	Final Plat	17.85 ac	213070000	1 <sup>st</sup> review comments Apr 26	Awaiting resubmittal
<b>Lahti Property Binding Site Plan (PLZ-23-0043)</b>	Binding Site Plan		5145 Pioneer St and 5395 Pioneer St	Submitted June 20 <sup>th</sup>	NOD Issued August 31st
<b>Tractor Supply Signs</b>	Three internally illuminated building-mounted signs and one freestanding sign		6994 S 5th St	Submitted July 14 <sup>th</sup>	NOD Issued July 14th
<b>HILLHURST BLDG A DRIVE THRU PDR (PLZ-23-0054)</b>	Adding a drive through to Bldg A		2209 S HILLHURST ROAD (BUILDING A)	Submitted July 14 <sup>th</sup>	Awaiting Resubmittal

<b>Playmakers Sign, PLZ-23-0058</b>	Two LED illuminated building-mounted signs	4327 S SETTLER DR	Submitted July 26 <sup>th</sup>	NOD Issued July 26th
<b>Bigfoot Sign Permit (PLZ-23-005)</b>	Two LED illuminated building-mounted signs	4312 S Settler Dr, Suite 110	Submitted July 21 <sup>st</sup>	NOD Issued July 21st
<b>Discovery Ridge Phase 3B Site Plan Site Plan Review, PLZ-23-0057</b>		Discovery Ridge Ph3 Short Plat, Lots 20 & 21	Submitted July 25 <sup>th</sup>	Awaiting Resubmittal
<b>Lahti Property RMUO Removal Zone Change, PLZ-23-0042</b>	Remove the RMUO zoning overlay from an Employment-zoned parcel	5145 Pioneer St	Submitted June 20 <sup>th</sup>	NOD Issued August 24th
<b>Rose Short Plat (PLZ-23-0039)</b>	Short Plat	3600 Pioneer St	Submitted August 3 <sup>rd</sup>	NOD Issued August 25th
<b>Royle Veterinary Clinic Sign Permit (PLZ-23-0062)</b>	Sign Permit	4411 S Settler Dr, #100	Submitted August 14 <sup>th</sup>	NOD Issued August 30th
<b>Prairie Yard Expansion SPR &amp; SEPA, PLZ-23-0050</b>	Site Plan, SEPA	27050 NE 10th Avenue	Submitted July 13 <sup>th</sup>	Awaiting Resubmittal
<b>Discovery Ridge Phase 3B Site Plan Site Plan Review, PLZ-23-0057</b>		Discovery Ridge Ph3 Short Plat, Lots 20 & 21	Submitted July 25 <sup>th</sup>	Awaiting Resubmittal

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>Discovery Ridge 3B</b>	Commercial	1.01 Acres 2 phases	S 47 <sup>th</sup> Ave	Traffic study questions answered
<b>Ridgefield Food Carts, ENG-21-0120</b>	Onsite Improvements	1 Acres	N 1 <sup>st</sup> Cir	Project on hold
<b>Greely Phase 2B Engineering, ENG-22-0116</b>	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	2nd review completed; comments returned to Engineer
<b>Greely Phase 2C Grading, ENG-22-0087</b>	Residential Development	911.46 Acres	N 10 <sup>th</sup> St	Waiting for 2 <sup>nd</sup> plan resubmittal; comments returned to Engineer
<b>Sanderling Park Ph2A/Kennedy East, ENG-22-0106</b>	Residential Development	3.7 Acres	Hillhurst Rd	Approved in April. Pre-Con held in May with 2B.
<b>Sanderling Park Ph 2B/Kennedy East, ENG-22-0117</b>	Residential Development	1.1 Acres	Hillhurst Rd	Approved in early April. Pre-Con held in May with 2A.

<b>Mountainview Dental, ENG-23-0001</b>	Commercial development	2.17 acres 2 buildings	5284 Pioneer	Approved early April. IQ Credit Union is 2nd building (separate review).
<b>Tri-Mountain Station, ENG-22-0129</b>	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	Revised frontage improvement plans approved late July. Awaiting contractor to be identified to have a Pre-Con.
<b>Seven Wells Ph 6, ENG-22-0132</b>	Residential Development	15.3 Acres	Royle Rd	Under construction.
<b>Urban Downs 2, ENG-23-0024</b>	Residential Development	33 Acres	N 85 <sup>th</sup> Avenue	Grading approved. Plans under review.
<b>Parr Ridgefield Yard Expansion, ENG-23-0035</b>	Commercial Development	<1 Acre	Timm Rd	Engineering review approved with conditions.
<b>Clark College AMC, ENG-23-0037</b>	Commercial Development	10 Acres	Pioneer Street	Grading and foundation under construction. Engineering approved.
<b>Ridgefield Gateway Phase 1, ENG-23-0039</b>	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	Waiting resubmittal; 4th review complete.
<b>Wind River Short Plat, ENG-23-0042</b>	Residential Development	Acres	Wind River Way	Waiting resubmittal of Stormwater plan.
<b>Ridgefield Corporate Business Park (PacTrust), ENG-23-0028</b>	Commercial Development	40.4 Acres	S. 6 <sup>th</sup> Way	Awaiting 4 <sup>th</sup> review of plans. Awaiting a Pre-Con meeting.
<b>Costco/URTC, ENG-23-0043</b>	Commercial Development	12.4 Acres Multiple buildings	Pioneer Street	Grading under construction. Engineering plans for public improvements approved.

### Projects under construction

Name	Description	Size	Location	Status
<b>Ridgefield Crossing</b>	Commercial/Residential		Pioneer St	Received construction acceptance, awaiting two-year Maintenance bond.
<b>Les Schwab</b>	Commercial Development	1 Acres	S 3 <sup>rd</sup> Way	Under construction.
<b>Sanderling Ph 1</b>	Residential Development	1 Acres	Hillhurst	Improvements have construction acceptance. Awaiting

				two-year maintenance bond. Raising of school flasher remains, now tied to Phase 2 for completion.
<b>Paradise Found (Point)</b>	Residential Development	18 Acres	Royle Rd	Grading under review.
<b>Paradise Found (Point) PUD Crossing</b>	Onsite Improvement S		N 13 <sup>th</sup> St	Extension of N 13 <sup>th</sup> Street over stream
<b>Hillhurst</b>	Commercial Development	2 acres	Hillhurst	Under review.