



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY September 2023

Building Division

Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	September
Total permits	1,111	1,728	1,716	871	417	36
Commercial/ industrial permits	52	62	22	30	24	0
New home permits	364	670	648	361	203	19
Miscellaneous permits	695	996	1,046	480	190	17
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	824,151.15	78,893.10
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	7,769,023.31	698,737.82

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

2022 Approved & Under Construction Commercial Building: 3 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
April	Les Schwab	11,941	1,044,165	Issued
June	Overlook Park Splash Pad	0	828,000	Closed
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: 5 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
June	BTB Solutions	10,800	399,874	Closed
July	Albertson's Central Fill	49,701	1,500,000	Issued
July	Franklin Dean Suites The Bluffs	2,114	436,689	Closed
July	Juxtaposition PV Bldg 6	3,925	346,028	Issued
2023 Approved & Under Construction Commercial Tenant Improvement: 10 projects				

Pending permits

Type of permit	Total
Home Permits pending	40
Commercial/industrial pending	20
Commercial Tenant Improvement	3
Miscellaneous pending	50
Grand total for all pending permits	113

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
Greely Farms Ph 3A	7	79
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
Kemper Grove Ph 3	70	71
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	30	31
Eagle Ridge Estates	22	23
Journey's Edge	1	6
Sanderling Park Ph 1	25	46
Ridgefield Heights Ph 1 & 2	55	105
Laspa Short Plat	1	2

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Young PUD Subdivision (PLZ-23-0073)	Subdivide approximately 26.58 acres into 33 residential building lots		2307 NW Carty Rd	Oct 10 at 1:00pm	Under Review

Kumar Ridgefield Gateway (PLZ-23-0079)	Develop lots 4,5 and 6 of Ridgefield Gateway	5714 Pioneer	Oct 24 th at 1:00pm	Under Review
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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 Sep 2	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	NOD Issued Sep 1st
Holsinger Mixed Use (PLZ-19-0057)	Final Site Plan			Submitted April 30 th	On Hold
Paradise Pointe (Found) Ph 3 (PLZ-23-0021)	Final Plat	17.85 ac	213070000	1 st review comments Apr 26	Awaiting resubmittal
HILLHURST BLDG A DRIVE THRU PDR (PLZ-23-0054)	Adding a drive through to Bldg A		2209 S HILLHURST ROAD (BUILDING A)	Submitted July 14 th	Awaiting Resubmittal
Discovery Ridge Phase 3B Site Plan Review, PLZ-23-0057	Site Plan		Discovery Ridge Ph3 Short Plat, Lots 20 & 21	Submitted July 25 th	Awaiting Resubmittal
Prairie Yard Expansion SPR & SEPA, PLZ-23-0050	Site Plan, SEPA		27050 NE 10th Avenue	Submitted July 13 th	Awaiting Resubmittal
JoJo + Coco Sign, PLZ-23-0069	Sign Permit		4312 S Settler Dr	Sep 19 th	NOD Issued Oct 2nd
Sanderling Farm 2A/2B Final Plat (PLZ-23-0065)	Final Plat		Pin#: 986064821	Sep 20 th	Under Review
Seven Wells Phase 6 Final	Final Plat	15.30 ac	4545 S 11 th Way	Sep 5 th	Under Review

Plat, PLZ-23-0063

Paradise Pointe Administrative Adjustment, PLZ-23-0066	Administrative Adjustment	28216 NW 31st Ave	Sep 9 th	Under Review
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Chevron Expansion PLZ-23-0067	Site Plan, SEPA	5801 Pioneer St	Sep 11 th	Under Review
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IQ Credit Union (PLZ-23-0074 - 0078)	Site Plan, Variance, Critical Areas, SEPA	Near 5284 Pioneer St	Sep 25 th	Under Review
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50Th Place Rezone, PLZ-23-0060	Rezone	"SE ¼ of the NW ¼ of Section 21, T4N, R1E, WM	Sep 12 th	Under Review
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Cloverhill Phases 3B & 10 Rezone, PLZ-23-0071	Rezone	986047335	Sep 13 th	Under Review
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Discovery Ridge Phase 3B Boundary Line Adjustment, PLZ-23-0072	BLA	986056278; 986056279	Sep 18 th	Under Review
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Engineering Division

Projects under review

Name	Description	Size	Location	Status
Greely Phase 2B ENG-22-0116	Residential Development	9.14 Acres	N 10 th St	4th Review completed; returned to Applicant
Greely Phase 2C ENG-22-0087	Residential Development	911.46 Acres	N 10 th St	Under Review
Sanderling Park Ph2A/2B	Residential Development	3.7 Acres	Hillhurst Rd	Under Review
Tri-Mountain Station, ENG-22-0129	Commercial Development	7.5 Acres	S 65 th Ave	Approved. Next Step: Pre-Con Meeting
Paradise Found (Point) ENG-23-0083	Residential Development	18 Acres	Royle Rd	Under Review
Paradise Found (Point) Crossing ENG-23-0084	Residential Development	44 Acres	Royle Rd	Under Review
Parr Ridgefield Yard Expansion	Commercial Development	<1 Acre	Timm Rd	Under review
Urban Downs 2, ENG-23-0030	Residential Development	33 Acres	N 85 th Avenue	Grading approved. Plans under review.

Ridgefield Gateway Phase 1 ENG-23-0039	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	Waiting resubmittal; 5th review complete.
Wind River Short Plat, ENG-23-0042	Residential Development	Acres	Wind River Way	Waiting resubmittal of Stormwater plan.
Ridgefield Corporate Business Park/PacTrust ENG-23-0028	Commercial Development	40.4 Acres	S. 6 th Way	Awaiting 2nd review
Keller Supply Expansion ENG-23-0085	Commercial Development	1 Acre	65 th Avenue	Under Review
Hillhurst	Commercial Development	2 Acres	Hillhurst	Under review

Projects under construction

Name	Description	Size	Location	Status
Les Schwab	Commercial Development	1 Acres	S 3 rd Way	Under construction
Sanderling Ph 1	Residential Development	1 Acres	Hillhurst	Under Construction
Mountainview Dental, ENG-23-0001	Commercial development	2.17 acres 2 buildings	5284 Pioneer	Grading underway
Clark College AMC, ENG-23-0037	Commercial Development	10 Acres	Pioneer Street	Grading and foundation under construction.
Costco/URTC, ENG-23-0043	Commercial Development	12.4 Acres Multiple buildings	Pioneer Street	Grading underway
Seven Wells Ph 6, ENG-22-0132	Residential Development	15.3 Acres	Royle Rd	Under construction