



## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### DEVELOPMENT SUMMARY December 2023

#### Building Division

##### Summary of building permits by year

| Building Permits  | 2019            | 2020            | 2021            | 2022            | 2023 (YTD)   | December   |
|---|-----------------|-----------------|-----------------|-----------------|--------------|------------|
| Total permits   | 1,111           | 1,728           | 1,716           | 871             | 524          | 32         |
| Commercial/ industrial permits                          | 52              | 62              | 22              | 30              | 29           | 1          |
| New home permits  | 364             | 670             | 648             | 361             | 243          | 13         |
| Miscellaneous permits                                   | 695             | 996             | 1,046           | 480             | 252          | 18         |
| Residential building permit application and review fees | \$1,269,723.00  | \$2,343,979.00  | \$2,162,994.90  | \$1,228,317.85  | 997,333.50   | 60,244.80  |
| Total building department receipts                      | \$11,387,271.41 | \$16,157,889.45 | \$17,239,950.74 | \$11,611,356.05 | 9,137,505.91 | 436,765.88 |

#### 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               | Pioneer Village Bldg 3 - Shell Only | 12,106         | 853,836            | Issued |

##### 2022 Approved & Under Construction Commercial Building: 2 projects

| (2023) Month Approved | Project                                 | Square Footage | Building Valuation | Status |
|-----------------------|---|----------------|--------------------|--------|
| April                 | Les Schwab                              | 11,941         | 1,044,165          | 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 |
| October               | Parr Lumber Yard Expansion              | 5,911          | 616,964            | Issued |
| November              | Ridgefield RV Storage & More Building C | 24,360         | 2,654,022          | Issued |
| November              | Ridgefield RV Storage & More Building D | 14,210         | 1,458,514          | Issued |
| November              | Ridgefield RV Storage & More Building E | 11,200         | 1,434,496          | Issued |

**2023 Approved & Under Construction Commercial Building: 8 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 |
| November              | Childs Trucking   RIC                 | 345,438        | 33,498,057         | Issued |

**2022 Approved & Under Construction Commercial Tenant Improvement: 3 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 |
| July                  | Albertson's Central Fill                   | 49,701         | 1,500,000          | Issued |
| July                  | Juxtaposition   PV Bldg 6                  | 3,925          | 346,028            | Issued |
| December              | Barnick Chiropractic                       | 2,045          | 370,513            | Issued |

**2023 Approved & Under Construction Commercial Tenant Improvement: 9 projects**

## Pending permits

| Type of permit                             | Total      |
|--|------------|
| Home Permits pending                       | 59         |
| Commercial/industrial pending              | 21         |
| Commercial Tenant Improvement              | 4          |
| Miscellaneous pending                      | 54         |
| <b>Grand total for all pending permits</b> | <b>138</b> |

## Subdivisions with issued building permits

| Subdivision                 | Issued permits | Total lots |
|-----------------------------|----------------|------------|
| Seven Wells Ph 3            | 103            | 104        |
| The Reserve at Seven Wells  | 1              | 63         |
| Taverner Ridge Ph 5         | 8              | 10         |
| Royal View                  | 27             | 27         |
| Royal Terrace               | 31             | 32         |
| Greely Farms Ph 2A          | 85             | 89         |
| Greely Farms Ph 3A          | 12             | 79         |
| The Crossing Ph 1           | 35             | 36         |
| Kemper Grove Ph 2           | 46             | 48         |
| Kemper Grove Ph 3           | 71             | 71         |
| Kemper Grove Ph 4 & 5       | 34             | 34         |
| McCormick Creek Ph 2        | 40             | 42         |
| McCormick Creek Ph 3        | 30             | 31         |
| Eagle Ridge Estates         | 23             | 23         |
| Journey's Edge              | 1              | 6          |
| Sanderling Park Ph 1        | 31             | 46         |
| Ridgefield Heights Ph 1 & 2 | 72             | 105        |
| Paradise Pointe Ph 3        | 1              | 82         |
| Laspa Short Plat            | 1              | 2          |

# Planning Department

## Pre-application conferences

| Name  | Description                                    | Size | Location      | Date of conference | Status       |
|---|--|------|---------------|--------------------|--------------|
| <b>Allied Pipe Yard Expansion (PLZ-23-0102)</b> | Add a pipe yard to an existing commercial site |      | 766 S 74TH PL | Jan 6th at 1:00pm  | Under Review |

## Projects under review

| Name   | Description  | Size     | Location                                     | Key dates                        | Status                     |
|--|--|----------|--|----------------------------------|----------------------------|
| <b>Nye PUD (PLZ-22-0054-0057)</b>                              | Preliminary PUD for 64 lots                        | 19.86 ac | 27805 NW 51st                                | Public Hearing held Dec 19th     | Awaiting HE Decision       |
| Preliminary PUD, SEPA, Critical Areas,                         |  |          |  |                                  |                            |
| <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> | Cxld, refer to PLZ-23-0095 |
| <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>   | Cxld, refer to PLZ-23-0095 |
| <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>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                                    | 3rd review comments Sept 26th    | NOD issued Nov 17th        |
| <b>HILLHURST BLDG A DRIVE THRU PDR (PLZ-23-0054)</b>           | Adding a drive through                             |          | 2209 S HILLHURST ROAD (BUILDING A)           | Submitted July 14 <sup>th</sup>  | Awaiting Resubmittal       |
| <b>Discovery Ridge Phase 3B Site Plan Review, PLZ-23-0057</b>  | Site Plan  |          | Discovery Ridge Ph3 Short Plat, Lots 20 & 21 | Submitted July 25 <sup>th</sup>  | Under Review               |
| <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>Sanderling Farm 2A/2B Final Plat (PLZ-23-0065)</b>          | Final Plat   |          | Pin#: 986064821                              | Sep 20 <sup>th</sup>             | Awaiting Resubmittal       |

|  |  |   |                      |                                      |
|--|--|---|----------------------|--------------------------------------|
| <b>Paradise Pointe Administrative Adjustment, PLZ-23-0066</b>            | Administrative Adjustment                          | 28216 NW 31st Ave                             | Sep 9 <sup>th</sup>  | Council Approved Nov 16th            |
| <b>Chevron Expansion PLZ-23-0067</b>                                     | Site Plan, SEPA                                    | 5801 Pioneer St                               | Sep 11 <sup>th</sup> | Awaiting Resubmittal                 |
| <b>IQ Credit Union (PLZ-23-0074 - 0078)</b>                              | Site Plan, Variance, Critical Areas, SEPA          | Near 5284 Pioneer St                          | Sep 25 <sup>th</sup> | Awaiting Resubmittal                 |
| <b>50Th Place Rezone, PLZ-23-0060</b>                                    | Rezone   | "SE ¼ of the NW ¼ of Section 21, T4N, R1E, WM | Sep 12 <sup>th</sup> | Under Review                         |
| <b>Cloverhill Phases 3B &amp; 10 Rezone, PLZ-23-0071</b>                 | Rezone   | 986047335                                     | Sep 13 <sup>th</sup> | Council approved Dec 7 <sup>th</sup> |
| <b>Greely Farm PH 4 (PLZ-23-0080 - 0083)</b>                             | Preliminary PUD, SEPA, Critical Areas, Archaeology | 279th St & 4th St                             | Oct 6 <sup>th</sup>  | Awaiting Resubmittal                 |
| <b>Cloverhill PUD Phase 3B &amp; 10 PDR, PLZ-23-0095</b>                 | Type II Post Decision Review                       | 2067 S Royal Rd                               | Oct 27 <sup>th</sup> | Awaiting Resubmittal                 |
| <b>Quail Ridge Subdivision (PLZ-23-0091)</b>                             | PUD, SEPA, Arch, Critical Area                     | 3797 S 15th Street                            | Nov 8 <sup>th</sup>  | Awaiting Resubmittal                 |
| <b>Franck Intent to Annex (PLZ-23-0085)</b>                              | Intent to Annex                                    | 23713 NW Hillhurst Rd                         | Oct 9 <sup>th</sup>  | Council accepted Dec 7th             |
| <b>Marrett Hills Estates Intent to Annex (PLZ-23-0099)</b>               | Intent to Annex                                    | 216698000                                     | Nov 21 <sup>st</sup> | Council accepted Dec 7th             |
| <b>Paradise Pointe PUD Phase 1 Final Plat - PLZ-23-0096</b>              | Final Plat   | 21307700                                      | Nov 6 <sup>th</sup>  | Under Review                         |
| <b>Paradise Pointe PUD Phase 2 Final Plat - PLZ-23-0097</b>              | Final Plat   | 21307600                                      | Nov 6 <sup>th</sup>  | Under Review                         |
| <b>Union Ridge Town Center Binding Site Plan (PLZ-23-0088-0090)</b>      | Binding Site Plan, Site Plan, BLA                  | URTC/Ridgefield Junction                      | Oct 13 <sup>th</sup> | Awaiting Resubmittal                 |
| <b>Panda Express Site Plan (PLZ-23-0100)</b>                             | Site Plan  | URTC  | Dec 12th             | Under Review                         |
| <b>Ridgefield Gateway Short Plat (PLZ-23-0101)</b>                       | Short Plat   | 4801 S 3RD WAY,                               | Dec 5 <sup>th</sup>  | Under Review                         |
| <b>McDonalds Site Plan (PLZ-23-105)</b>                                  | Site Plan  | 213971000                                     | Dec 14th             | Under Review                         |
| <b>Les Schwab Discovery Ridge Phase 2B Final Short Plat, PLZ-23-0104</b> | Short Plat   | 4801 S 3RD WAY,                               | Dec 13 <sup>th</sup> | Under Review                         |

|   |                   |                         |                      |              |
|---|-------------------|-------------------------|----------------------|--------------|
| <b>Lahti Property Final<br/>Binding Site Plan, PLZ-23-<br/>0103</b> | Binding Site Plat | 606996000 and 602965000 | Dec 13 <sup>th</sup> | Under Review |
|---|-------------------|-------------------------|----------------------|--------------|

## Engineering Department

### Projects under review

| Name   | Description             | Size                     | Location                  | Status  |
|--|-------------------------|--------------------------|---------------------------|---|
| <b>Greely Phase 2B<br/>ENG-22-0116</b>                     | Residential Development | 9.14 Acres               | N 10 <sup>th</sup> St     | 4th Review completed;<br>returned to Applicant  |
| <b>Greely Phase 2C<br/>ENG-22-0087</b>                     | Residential Development | 911.46 Acres             | N 10 <sup>th</sup> St     | Under Review                                    |
| <b>Sanderling Park<br/>Ph2A/2B</b>                         | Residential Development | 3.7 Acres                | Hillhurst Rd              | Under Review                                    |
| <b>Tri-Mountain Station,<br/>ENG-22-0129</b>               | Commercial Development  | 7.5 Acres                | S 65 <sup>th</sup> Ave    | Approved. Next Step:<br>Pre-Con Meeting         |
| <b>Paradise Found (Point)<br/>ENG-23-0083</b>              | Residential Development | 18 Acres                 | Royle Rd                  | Under Review                                    |
| <b>Paradise Found (Point)<br/>Crossing<br/>ENG-23-0084</b> | Residential Development | 44 Acres                 | Royle Rd                  | Under Review                                    |
| <b>Urban Downs 2,<br/>ENG-23-0030</b>                      | Residential Development | 33 Acres                 | N 85 <sup>th</sup> Avenue | Grading approved.<br>Plans under review.        |
| <b>Ridgefield Gateway<br/>Phase 1<br/>ENG-23-0039</b>      | Commercial Development  | 5.7 Acres<br>5 buildings | Pioneer Street            | Waiting resubmittal;<br>5th review<br>complete. |
| <b>Wind River Short Plat,<br/>ENG-23-0042</b>              | Residential Development | Acres                    | Wind River Way            | Waiting resubmittal<br>of Stormwater plan.      |
| <b>Keller Supply<br/>Expansion<br/>ENG-23-0085</b>         | Commercial Development  | 1 Acre                   | 65 <sup>th</sup> Avenue   | Waiting resubmittal                             |
| <b>Hillhurst</b>   | Commercial Development  | 2 Acres                  | Hillhurst Rd              | Under review                                    |
| <b>Costco<br/>Warehouse/Fuel<br/>Facility</b>              | Commercial Development  | 17.39 Acres              | N 56 <sup>th</sup> Place  | Under Review                                    |
| <b>Kirkland Senior Living</b>                              | Residential Development | 2 Acres                  | Pioneer Street            | Under Review                                    |

## Projects under construction

| Name   | Description             | Size         | Location               | Status                   |
|--|-------------------------|--------------|------------------------|--------------------------|
| <b>Mountainview Dental, ENG-23-0001</b>                        | Commercial development  | 2.17 acres   | 5284 Pioneer           | Under construction       |
| <b>Costco/URTC, ENG-23-0043</b>                                | Commercial Development  | 12.4 Acres   | Pioneer Street         | Under construction       |
| <b>Seven Wells Ph 6, ENG-22-0132</b>                           | Residential Development | 15.3 Acres   | Royle Rd               | Under construction       |
| <b>Ridgefield Corporate Business Park/PacTrust ENG-23-0081</b> | Commercial Development  | 40.4 Acres   | S. 6 <sup>th</sup> Way | Erosion control in place |
| <b>Paradise Pointe</b>   | Residential Development | 108.11 Acres | N Royle Rd             | Paving underway          |
| <b>Sanderling Ph 2A</b>  | Residential Development | 11.54 Acres  | NW Hillhurst Rd        | Under construction       |
| <b>Sanderling Ph 2B</b>  | Residential Development | 90 Acres     | NW Hillhurst Rd        | Under construction       |
| <b>Urban Downs Ph II</b>                                       | Residential Development | 33.02 Acres  | S 85 <sup>th</sup> Ave | Under Review             |