



COMMUNITY DEVELOPMENT DEPARTMENT

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

DEVELOPMENT SUMMARY February 2024

Building Department

Summary of building permits by year

Building Permits	2020	2021	2022	2023	2024 (YTD)	February
Total permits	1,728	1,716	871	524	123	57
Commercial/ industrial permits	62	22	30	29	5	2
New home permits	670	648	361	243	55	27
Miscellaneous permits	996	1,046	480	252	63	28
Residential building permit application and review fees	\$2,343,979	\$2,162,995	\$1,228,318	\$997,334	\$251,902	\$120,463
Total building department receipts	\$16,157,889	\$17,239,951	\$11,611,356	\$9,137,506	\$2,018,115	\$992,935

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	Closed

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
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
October	Clark College	50,299	8,004,563	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				
(2024) Month Approved	Project	Square Footage	Building Valuation	Status
January	DT DC7 HVAC Retrofit for Dollar Tree	900	59,832	Issued
January	RSD CTE Building	2,800	712,264	Issued
2024 Approved & Under Construction Commercial Building: 2 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	Closed
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	Closed
March	Albertsons RIC	61,554	6,255,814	Closed
March	Gordon Truck Centers Addition	3,675	349,640	Closed
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	Closed
2023 Approved & Under Construction Commercial Tenant Improvement: 9 projects				
(2024) Month Approved	Project	Square Footage	Building Valuation	Status
January	Junebug Play & Learning Space	2,800	562,968	Issued
February	Neighborhood Ridgefield Refuge	1,344	80,000	Issued
February	Seen Eye Care PLLC	1,300	231,153	Issued
2024 Approved & Under Construction Commercial Tenant Improvement: 3 projects				

Pending permits

Type of permit	Total
Home Permits pending	57
Commercial/industrial pending	23
Commercial Tenant Improvement	4
Miscellaneous pending	58
Grand total for all pending permits	142

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	14	63
Taverner Ridge Ph 5	8	10
Royal Terrace	31	32
Greely Farms Ph 2A	85	89
Greely Farms Ph 3A	23	79
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	30	31
Journey's Edge	3	6
Sanderling Park Ph 1	35	46
Ridgefield Heights Ph 1 & 2	87	105

Paradise Pointe Ph 3	6	82
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Planning Department

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Charlottes Garden Cottages (PLZ-24-0003)	18-Cottage Development		203 S 7 th Ave	February 13 th , 1:00	Conference Occurred Feb 13
Bus Barn (PLZ-24-0001)	Redevelopment of bus barn		304 Pioneer Street	February 13 th , 2:30	Conference Occurred Feb 13

Projects under review

Name	Description	Size	Location	Key dates	Status
Nye PUD (PLZ-22-0054-0057) Preliminary PUD, SEPA, Critical Areas,	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Public Hearing held Dec 19 th	NOD Issued Feb 22
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
RSD New Elementary School Final Site Plan (PLZ-19-0116)	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 th	On Hold
Holsinger Mixed Use (PLZ-19-0057)	Final Site Plan			Submitted April 30 th	On Hold
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	NOD issued Feb 15
Discovery Ridge Phase 3B Site Plan Review, PLZ-23-0057	Site Plan		Discovery Ridge Ph3 Short Plat, Lots 20 & 21	Submitted July 25 th	NOD issued Feb 6
Prairie Yard Expansion SPR & SEPA, PLZ-23-0050	Site Plan, SEPA		27050 NE 10th Avenue	Submitted July 13 th	Awaiting Resubmittal
IQ Credit Union (PLZ-23-0074 - 0078)	Site Plan, Variance, Critical Areas, SEPA		Near 5284 Pioneer St	Sep 25 th	Under Review
50Th Place Rezone, PLZ-23-0060	Rezone		"SE ¼ of the NW ¼ of Section 21, T4N, R1E, WM	Sep 12 th	Applicant Withdrew
Greely Farm PH 4 (PLZ-23-0080 - 0083)	Preliminary PUD, SEPA, Critical Areas, Archaeology		279th St & 4th St	Oct 6 th	NOD issued Feb 12

Cloverhill PUD Phase 3B & 10 PDR, PLZ-23-0095	Type II Post Decision Review	2067 S Royal Rd	Oct 27 th	Awaiting Resubmittal
Quail Ridge Subdivision (PLZ-23-0091)	PUD, SEPA, Arch, Critical Area	3797 S 15th Street	Nov 8 th	Under Review
Paradise Pointe PUD Phase 1 Final Plat - PLZ-23-0096	Final Plat	21307700	Nov 6 th	Awaiting Resubmittal
Paradise Pointe PUD Phase 2 Final Plat - PLZ-23-0097	Final Plat	21307600	Nov 6 th	Approved by Council Feb 22
Union Ridge Town Center Binding Site Plan (PLZ-23-0088-0090)	Binding Site Plan, Site Plan, BLA	URTC/Ridgefield Junction	Oct 13 th	Under Review
Panda Express Site Plan (PLZ-23-0100)	Site Plan	URTC	Dec 12 th	Awaiting Resubmittal
Ridgefield Gateway Short Plat (PLZ-23-0101)	Short Plat	4801 S 3RD WAY,	Dec 5 th	Under Review
McDonalds Site Plan (PLZ-23-105)	Site Plan	213971000	Dec 14 th	Awaiting Resubmittal
Les Schwab Discovery Ridge Phase 2B Final Short Plat, PLZ-23-0104	Short Plat	4801 S 3RD WAY,	Dec 13 th	NOD Issued Feb 20
Lahti Property Final Binding Site Plan, PLZ-23-0103	Binding Site Plat	606996000 and 602965000	Dec 13 th	NOD issued Feb 20
Keller Supply BLA (PLZ-24-0004)	BLA	1200 & 1290 N 65 th	Feb 5 th	Under Review
AT&T (PLZ-24-0007)	Sign Permit	4332 S Settler Dr, Suite 130	Feb 28 th	Under Review
Vancouver Clinic Zoning Confirmation Request, (PLZ-24-0009)	Zoning Confirmation	214070000	Feb 28th	Under Review
Wubben Intent to Annex, (PLZ-24-0006)		24009 NW Meuller Rd	Feb 20 th	Under Review

Engineering Department

Projects under review

Name	Description	Size	Location	Status
Greely Phase 2B ENG-22-0116	Residential Development	9.14 Acres	N 10 th St	Under Review
Greely Phase 2C ENG-22-0087	Residential Development	59.21 Acres	N 10 th St	Under Review
Tri-Mountain Station, ENG-22-0129	Commercial Development	7.5 Acres	S 65 th Ave	Approved. Next Step: Pre-Con Meeting
Paradise Pointe Ph 4-5	Residential Development	18 Acres	Royle Rd	Under Review
Paradise Found (Point) Crossing ENG-23-0084	Residential Development	44 Acres	Royle Rd	Under Review
Ridgefield Gateway Phase 1 ENG-23-0039	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	Waiting resubmittal
Wind River Short Plat, ENG-23-0042	Residential Development	Acres	Wind River Way	Waiting resubmittal
Keller Supply Expansion ENG-23-0085	Commercial Development	1 Acre	65 th Avenue	Waiting resubmittal
Hillhurst	Commercial Development	2 Acres	Hillhurst Rd	Under Review
Costco Warehouse/Fuel Facility	Commercial Development	17.39 Acres	N 56 th Place	Under Review
Kirkland Senior Living	Residential Development	2 Acres	Pioneer Street	Under Review
Sanderling Park Ph 4	Residential Development	73 Acres	NW Hillhurst Rd	Under Review
RSD New Ridgefield Elementary School	Commercial Development	27.36 Acres	N 10 th Street	Under Review
RHS Voc Ed Building	Commercial Development	32.10 Acres	Hillhurst Road	Under Review
Keller Supply Expansion	Commercial Development	3.65 Acres	N 65 th Ave	Under Review

Projects under construction

Name	Description	Size	Location	Status
Mountainview Dental, ENG-23-0001	Commercial development	2.17 acres	5284 Pioneer	Under construction
Costco/URTC, ENG-23-0043	Commercial Development	12.4 Acres	Pioneer Street	Under construction
Seven Wells Ph 6, ENG-22-0132	Residential Development	15.3 Acres	Royle Rd	Under construction
Urban Downs Ph 2	Residential Development	33.49 Acres	NE 10 th Ave	Grading
Ridgefield Corporate Business Park/PacTrust ENG-23-0081	Commercial Development	40.4 Acres	S. 6 th Way	Erosion control in place
Paradise Pointe Ph 1	Residential Development	108.11 Acres	N 35 th Ave	Under construction
Paradise Pointe Ph 2	Residential Development	See Ph 1	N 35 th Ave	Under construction
Paradise Pointe Ph 3	Residential Development	See Ph 1	N Royle Rd	Under construction
Sanderling Park	Residential Development	73 Acres	NW Hillhurst Rd	Under Construction