



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY April 2024

Building Department

Summary of building permits by year

Building Permits	2020	2021	2022	2023	2024 (YTD)	April
Total permits	1,728	1,716	871	524	300	77
Commercial/ industrial permits	62	22	30	29	11	3
New home permits	670	648	361	243	102	31
Miscellaneous permits	996	1,046	480	252	187	43
Residential building permit application and review fees	\$2,343,979	\$2,162,995	\$1,228,318	\$997,334	\$483,374	\$159,149
Total building department receipts	\$16,157,889	\$17,239,951	\$11,611,356	\$9,137,506	\$3,818,574	\$1,118,070

Approved & Under Construction Commercial Building

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
August	Energy Electric Lot 2	4,800	303,360	Closed
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	Closed
March	Hillhurst Commercial Center Shell Only - Bldg B	7,275	919,095	Issued
April	Costco Warehouse	160,812	22,116,475	Issued
April	Costco Fuel Facility	9,010	1,621,223	Issued

2024 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

2022 Approved & Under Construction Commercial Tenant Improvement: 1 project

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
April	JoJo's PV Bldg 3	1,529	134,797	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

2023 Approved & Under Construction Commercial Tenant Improvement: 4 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
March	AT&T PV Bldg 11	894	78,815	Issued
March	Domino's	1,400	248,934	Issued
April	Ridgefield Physical Therapy	3,520	625,891	Issued

Pending permits

Type of permit	Total
Home Permits pending	55
Commercial/industrial pending	27
Commercial Tenant Improvement	3
Miscellaneous pending	68
Grand total for all pending permits	153

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	24	63
Taverner Ridge Ph 5	8	10
Royal Terrace	32	32
Greely Farms Ph 2A	85	89
Greely Farms Ph 3A	29	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	42	46
Ridgefield Heights Ph 1 & 2	93	105
Paradise Pointe Ph 3	16	82

Planning Department

Projects under review

Name	Description	Size	Location	Key dates	Status
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-	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 th	On Hold

19-0116)

Holsinger Mixed Use (PLZ-19-0057)	Final Site Plan		Submitted April 30 th	On Hold
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	On Hold
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- 0094)	PUD, SEPA, Arch, Critical Area	3797 S 15th Street	Nov 8 th	Final Order Issued April 18th
Paradise Pointe PUD Phase 1 Final Plat - PLZ-23- 0096	Final Plat	21307700	Nov 6 th	Under Review
Panda Express Site Plan (PLZ-23-0100)	Site Plan	URTC	Dec 12 th	Awaiting Resubmittal
McDonalds Site Plan (PLZ- 23-105)	Site Plan	213971000	Dec 14 th	Awaiting Resubmittal
Carty Road Pump Station (PLZ-23-0106)	Site Plan	2307 NE Carty Rd,	Jan 19 th	NOD Issued April 18th
Discovery Ridge Phase 2A (PLZ-24-0011)	Site Plan	986052544, 986052544, 986052542, 986052541	March 14	Awaiting Resubmittal
Allied Pipe Yard Expansion, PLZ-24-0014	Site Plan	766 S 74th	March 29	Awaiting Resubmittal
Marrett Hills Estates Intent to Annex (PLZ-23- 0099)	Annex	216698000	Jan 8	Going to Hearing May 25th
50th Avenue Roundabout and Pioneer Street Widening, PLZ-24-0020- 0021	Critical Areas and SEPA Review		Submitted April 30	Under Review
Paradise Pointe Phase 3 Monument Entry Sign, PLZ-24-0019	Sign Permit	1355 N Royle	Submitted April 25	Under Review
Lahti Binding Site Plan, PLZ-24-0017	Binding Site Plan	5145 & 5395 Pioneer S	Submitted April 17 th	Under Review
Golden Acres Intent to Annex, PLZ-24-0018	Intent to Annex	2825 NW Carty Rd	Submitted April 18th	Going to Hearing May 23rd

Recovery Center Zoning Letter (PLZ-24-0015)	Zoning Letter	67362000	Submitted April 2nd	Letter Issued April 23rd
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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
Paradise Pointe Ph 4-5 ENG-23-0117	Residential Development	18 Acres	Royle Rd	Under Review
Keller Supply Expansion ENG-23-0085, ENG-23-0086	Commercial Development	3.651 Acres	65 th Avenue	Waiting resubmittal
Sanderling Park Ph 4 ENG-23-0111	Residential Development	73 Acres	NW Hillhurst Rd	Under Review
RSD New Ridgefield Elementary School ENG-24-0011, ENG-24-0010	Commercial Development	27.36 Acres	N 10 th Street	Under Review
RHS Voc Ed Building ENG-24-0012, ENG-24-0013	Commercial Development	32.10 Acres	Hillhurst Road	Under Review
iQ Credit Union ENG-24-0018, ENG-24-0019	Commercial Development		Pioneer Street	On Hold
Allied Pipe Yard Expansion	Commercial Development		Union Ridge Parkway	Under Review
Chevron Expansion ENG-24-0027, ENG-24-0028	Commercial Development		Pioneer Street	Under Review
Ridgefield Corporate Park aka PacTrust	Commercial Development		5145 Pioneer Street	Under Review
URTC 1 – Pads E & F	Commercial Development	5.09 Acres		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-24-0002, 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
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
Residence at Ridgefield	Multi Family Residence	2.02 Acres	6625 Pioneer St	Erosion control in place