



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY

November 2024

Building Department

Summary of building permits by year

Building Permits	2020	2021	2022	2023	2024 (YTD)	November
Total permits	1,728	1,716	871	524	713	42
Commercial/ industrial permits	62	22	30	29	30	4
New home permits	670	648	361	243	212	11
Miscellaneous permits	996	1,046	480	252	471	27
Residential building permit application and review fees	\$2,343,979	\$2,162,995	\$1,228,318	\$997,334	\$1,002,536	\$48,135
Total building department receipts	\$16,157,889	\$17,239,951	\$11,611,356	\$9,137,506	\$10,048,558	\$2,460,189

Approved & Under Construction Commercial Building

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
October	Pioneer Village Bldg 3 - Shell Only	12,106	853,836	Temporary Occupancy

2022 Approved & Under Construction Commercial Building: 1 project

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
July	Pioneer Village Bldg 11 – Shell Only	4,666	458,108	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	Temporary Occupancy
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: 7 projects

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
March	Hillhurst Commercial Center Shell Only - Bldg B	7,275	919,095	Issued
April	Costco Warehouse	160,812	22,116,475	Finalized
May	United Natural Foods Inc	1,480	110,422	Finalized
July	Legacy Trails Retail Ph 3 Shell Only	17,160	2,381,465	Issued
August	Keller Supply Expansion	46,823	5,585,229	Issued
September	Union Ridge Town Center - Bldg E Shell Only	3,096	448,146	Issued
October	Union Ridge Town Center - Bldg F Shell Only	2,899	429,187	Issued
November	In-N-Out Burger	5,840	973,980	Issued
November	Clark College Maintenance Shed	300	19,257	Issued
November	Kirkland Senior Living	163,381	23,776,923	Issued

2024 Approved & Under Construction Commercial Building: 10 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	Temporary Occupancy
May	Arktana/Bigfoot Mnt Outfitters PV Bldg 3	3,417	301,243	Temporary Occupancy

2023 Approved & Under Construction Commercial Tenant Improvement: 2 projects

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
February	Neighborhood Ridgefield Refuge	1,344	80,000	Issued
March	AT&T PV Bldg 11	894	78,815	Issued
April	Ridgefield Physical Therapy	3,520	625,891	Finalized
June	8 Cow Creamery PV Bldg 8	2,206	291,038	Closed
July	Dr. Smith Dental Office PV Bldg 3	3,106	381,168	Issued

July	PPG Ridgefield – Restroom Upgrades	20,000	Closed
July	BTB Solutions – Bathroom addition	40,000	Issued
October	Chirorelief	100,000	Issued
November	Allstate PV Bldg 3	1,644	201,752
November	UPS Store PV Bldg 11	1,364	120,250

2024 Approved & Under Construction Commercial Tenant Improvement: 10 projects

Pending permits

Type of permit	Total
Home Permits pending	32
Commercial/industrial pending	26
Commercial Tenant Improvement	4
Miscellaneous pending	77
Grand total for all pending permits	139

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	43	63
Taverner Ridge Ph 5	8	10
Greely Farms Ph 2A	87	89
Greely Farms Ph 3A	51	79
Greely Farms Ph 3B	12	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Journey's Edge	3	6
Sanderling Park Ph 2A & 2B	6	26
Ridgefield Heights Ph 1 & 2	100	105
Paradise Pointe Ph 1	1	51
Paradise Pointe Ph 2	10	21
Paradise Pointe Ph 3	44	82

Planning Department

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Legacy Trails III (PLZ-24-0078) RMUO	Mixed use project for legacy trails	213966000		Nov 12th, 1:00PM	Notes Issued Nov 22nd
Kaufman Short Plat (PLZ-24-0082)	Short Plat	68310000		Nov 12th, 2:30PM	Notes Issued Nov 25th

Projects under review

Name	Description	Size	Location	Key dates	Status
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
Prairie Yard Expansion SPR & SEPA, PLZ-23-0050	Site Plan, SEPA		27050 NE 10th Avenue	Submitted July 13 th	Awaiting Resubmittal
Cloverhill PUD Phase 3B & 10 PDR, PLZ-23-0095	Type II Post Decision Review		2067 S Royal Rd	Oct 27 th	Awaiting Resubmittal
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	NOD Issued Nov 21 st
Discovery Ridge Phase 2A (PLZ-24-0011)	Site Plan	986052544, 986052544, 986052542, 986052541		March 14	Awaiting Resubmittal
Marechal Meadows Plat PLZ-24-0022	Final Plat	986067097		Resubmitted Sep 25	Awaiting Approval by Council
Young-Higgins Property, PLZ-24-0046	Short Plat		2307 NW Carty	July 10th	Under Review
PLZ-24-0063 Ridgefield Heights Ph 3	Final Plat		498 S 25th Pl	August 29th	Under Review
PLZ-24-0064 Ridgefield Heights Ph 4	Final Plat		498 S 25th Pl	August 29th	Under Review
PLZ-24-0065 Ridgefield Heights Ph 5	Final Plat		498 S 25th Pl	August 29th	Under Review

PLZ-24-0072 Paradise Found Type 1	PDR	1355 N Royle	Sep 24 th	Awaiting Resubmittal
PLZ-24-0073 Guild Mortgage Sign	Sign Permit	255 S 47th Ave, Ste 131	Sept 26 th	On Hold Per Applicant
PLZ-24-0083 Paradise Pointe PH 5 Entrance Sign	Sign Permit	1355 N Royle Rd	Resubmitted Nov 22nd	Under Review
PLZ-24-0085 Allstate Signs	Sign Permit	4312 S Settler Dr, Ste 210	Oct 25 th	NOD Issued Nov 26 th
PLZ-24-0084 Paradise Pointe PUD Ph 4 & 5 Final Plat	Final Plat		Oct 23 rd	Under Review
PLZ-24-0087, PLZ-24-0088 Zone Change Request Royle Ridge Ridgefield Mixed Use Overlay		68 N. Royle Rd., 4548 N. 1st Way	Nov 8 th	Under Review
PLZ-24-0086 Ridgefield KinderCare	Site Plan	408 S. 47th Ave	Nov 7 th	Under Review
PLZ-24-0090 Meadowview Temporary Use	Temporary Use	26603 NE 10th Ave	Nov 26 th	Under Review
PLZ-24-0089 Ridgefield Dental Care	Sign Permit	4312 S Settler Dr	Nov 13 th	Under Review

Engineering Department

Projects under review

Name	Description	Size	Location	Status
RSD New Ridgefield Elementary School	Commercial Development	27.36 Acres	N 10 th St	Waiting Resubmittal
ENG-24-0011, ENG-24-0010				
RHS Voc Ed Building	Commercial Development	32.10 Acres	Hillhurst Road	Waiting Resubmittal
ENG-24-0012, ENG-24-0013				
Chevron Expansion	Commercial Development		Pioneer St	Under Review
ENG-24-0027, ENG-24-0028				
Discovery Ridge Ph 3B Lot 21	Commercial Development	1.01 Acres	411 S 47 th Ave	Under Review
ENG-23-0104				
McDonalds	Commercial Development	0.88 Acres	8307 Pioneer St	Under Review
ENG-23-0120				

Urban Downs II - Ph 2&3 ENG-24-0037	Residential Development	33.49 Acres	NE 10 th Ave	Under Review
Tri Mountain Station North & South ENG-22-0061	Commercial Development	15.69 Acres	S 65 th Ave	On Hold
Ridgefield Storage RV's & More	Commercial Development		Timm Rd	Under Review
URTC - Pads I, J, K, & G ENG-24-0087	Commercial Development	11.41 Acres	400 N 56 th Pl	Under Review
Greely Farms Phase 4A ENG-24-0102	Residential Development	59 acres	NE 279 th Street	Waiting Resubmittal

Projects under construction

Name	Description	Size	Location	Status
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
Residence at Ridgefield	Multi Family Residence	2.02 Acres	6625 Pioneer St	Under Construction
Ridgefield Heights Ph 3-5	Residential Development	70.45 Acres	S 25 th Pl	Under Construction
Ridgefield Gateway Ph 1	Commercial Development	5.72 Acres	Pioneer St	Under Construction
Paradise Pointe Ph 4-5 ENG-23-0117	Residential Development	18 Acres	Royle Rd	Under Construction
Keller Supply Expansion ENG-23-0085, ENG-23-0086	Commercial Development	3.651 Acres	65 th Ave	Under Construction
Ridgefield Corporate Park aka PacTrust ENG-23-0081	Commercial Development		5145 Pioneer St	Under Construction
Greely Phase 2B	Residential Development		279 th Street/ NE 10 th Ave	Under Construction
Greely Phase 2C	Residential Development		279 th Street/ NE 10 th Ave	Grading
Allied Yard Expansion	Commercial Development		766 S 74 th Ave	Under Construction

Quail Ridge ENG-24-0048	Residential Development	20 Acres	S 15 th St	Under Construction
Wind River Way ENG-23-0042, ENG-23-0041	Residential Development	5.70 Acres	S Wind River Way	Under Construction
URTC - Pads E & F ENG-24-0040, ENG-24-0041	Commercial Development	5.09 Acres	5694 Pioneer St	Under Construction
URTC - Pad H ENG-24-0076	Commercial Development	2.36 Acres	5801 Pioneer Canyon Dr	Under Construction
Urban Downs II - Ph 2&3 ENG-24-0037	Residential Development	33.49 Acres	NE 10 th Ave	Grading
Sanderling Park Ph 4 ENG-23-0111	Residential Development	73 Acres	NW Hillhurst Rd	Grading
Hillhurst	Commercial Development	2.45 Acres	NW Hillhurst Rd	Under Construction
Paradise Bridge Crossing	Residential Development		13 th Street	Under Construction
iQ Credit Union ENG-24-0018, ENG-24-0019	Commercial Development		Pioneer St	Grading
Carty Road Pump Station ENG-24-0066, ENG-24-0068	Residential Development		2307 NW Carty Rd	Grading
Paradise Pointe PUD Ph 6-10 ENG-24-0084	Residential Development		Royle Road	Grading