



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY December 2024

Building Department

Summary of building permits by year

Building Permits	2020	2021	2022	2023	2024 (YTD)	December
Total permits	1,728	1,716	871	524	784	71
Commercial/ industrial permits	62	22	30	29	31	1
New home permits	670	648	361	243	226	14
Miscellaneous permits	996	1,046	480	252	527	56
Residential building permit application and review fees	\$2,343,979	\$2,162,995	\$1,228,318	\$997,334	\$1,069,769	\$67,233
Total building department receipts	\$16,157,889	\$17,239,951	\$11,611,356	\$9,137,506	\$10,861,718	\$813,160

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	Closed
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	Closed
November	Kirkland Senior Living	163,381	23,776,923	Issued
December	IQ Credit Union	4,789	767,997	Issued

2024 Approved & Under Construction Commercial Building: 11 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	Temporary Occupancy
March	AT&T PV Bldg 11	894	78,815	Closed
April	Ridgefield Physical Therapy	3,520	625,891	Finalized
July	Dr. Smith Dental Office PV Bldg 3	3,106	381,168	Issued

July	BTB Solutions – Bathroom addition	40,000	Closed
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: 8 projects

Pending permits

Type of permit	Total
Home Permits pending	44
Commercial/industrial pending	22
Commercial Tenant Improvement	4
Miscellaneous pending	76
Grand total for all pending permits	146

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	45	63
Taverner Ridge Ph 5	8	10
Greely Farms Ph 2A	87	89
Greely Farms Ph 3A	53	79
Greely Farms Ph 3B	15	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Journey's Edge	3	6
Sanderling Park Ph 2A & 2B	8	26
Ridgefield Heights Ph 1 & 2	100	105
Paradise Pointe Ph 1	3	51
Paradise Pointe Ph 2	11	21
Paradise Pointe Ph 3	44	82
Meadowview By Pulte Homes	1	52

Planning Department

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 Sept 25 th	Approved 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	Awaiting Council
PLZ-24-0064 Ridgefield Heights Ph 4	Final Plat	498 S 25th Pl		August 29th	Awaiting Council
PLZ-24-0065 Ridgefield Heights Ph 5	Final Plat	498 S 25th Pl		August 29th	Awaiting Council
PLZ-24-0072 Paradise Found Type 1	PDR	1355 N Royle		Sep 24 th	Under Review
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	NOD Issued Dec 9th
PLZ-24-0084 Paradise Pointe PUD Ph 4 & 5 Final Plat	Final Plat			Oct 23 rd	Awaiting Council

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	Site Plan KinderCare	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	Sign Permit Dental Care	4312 S Settler Dr	Nov 13 th	NOD Issued Dec 2 nd
PLZ-24-0093 Chirorelief	Sign Permit	2 S. 56 th Pl	Dec 16 th	NOD Issued Dec 31 st
PLZ-24-0095 Tri-Mountain North & South	Land Use Extension	214069000 & 214017000	Dec 19 th	Under Review
PLZ-24-0008 Neighborhood Refuge	Site Plan	113 S Main St	Dec 20 th	Under Review
PLZ-24-0091 Pepsi North Sign	Sign Permit	219 S Timm	Dec 12th	NOD Issued Dec 30th
PLZ-24-0094 Greely Farms PDR Ph 4		986059796	Dec 20 th	Under Review
PLZ-24-0097 Paradise Pointe Ph 1 Lot 27	Administrative Adjustment	3620 N 11 th Cir	Dec 20 th	Under Review
PLZ-24-0099 House of Smoke	Sign Permit	207 Pioneer St	Dec 31 st	Under Review
PLZ-24-0098 Mukensnabl Annexation	Annexation	8817 N 4 th St	Jan 2 nd	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	Permit Cancelled
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	Permits Revoked
ENG-24-0027, ENG-24-0028				
Discovery Ridge Ph 3B Lot 21	Commercial Development	1.01 Acres	411 S 47 th Ave	Waiting Resubmittal
ENG-23-0104				

McDonalds ENG-23-0120	Commercial Development	0.88 Acres	8307 Pioneer St	Waiting Resubmittal
Urban Downs II - Ph 2&3 ENG-24-0037	Residential Development	33.49 Acres	NE 10 th Ave	Waiting Resubmittal
Tri Mountain Station North & South ENG-22-0061	Commercial Development	15.69 Acres	S 65 th Ave	On Hold
Greely Farms Phase 4A ENG-24-0102	Residential Development	59 acres	NE 279 th Street	Waiting Resubmittal
Paradise Pointe PUD Ph 6-10 ENG-24-0084	Residential Development		Royle Road	Under Review

Projects under construction

Name	Description	Size	Location	Status
Paradise Pointe Ph 1 ENG-22-0072	Residential Development	108.11 Acres	N 35 th Ave	Under construction
Paradise Pointe Ph 2 ENG-22-0072	Residential Development	See Ph 1	N 35 th Ave	Under Construction
Ridgefield Storage RV's & More ENG-22-0055	Commercial Development		Timm Rd	Under Construction
Residence at Ridgefield ENG-22-0127	Multi Family Residence	2.02 Acres	6625 Pioneer St	Under Construction
Ridgefield Heights Ph 3-5 ENG-22-0015	Residential Development	70.45 Acres	S 25 th Pl	Under Construction
Ridgefield Gateway Ph 1 ENG-23-0039	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 2C ENG-22-0087	Residential Development		279 th Street/ NE 10 th Ave	Under Construction
Allied Yard Expansion ENG-24-0058	Commercial Development		766 S 74 th Ave	Under Construction

Quail Ridge ENG-24-0048	Residential Development	20 Acres	315 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
URTC - Pads I, J, K, & G ENG-24-0087	Commercial Development	11.41 Acres	400 N 56 th Pl	Starting Jan 2025
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	Under Construction
Hillhurst ENG-16-0037	Commercial Development	2.45 Acres	NW Hillhurst Rd	Under Construction
Paradise Bridge Crossing ENG-23-0084	Residential Development		13 th Street	Under Construction
iQ Credit Union ENG-24-0018, ENG-24-0019	Commercial Development		Pioneer St	Under Construction
Carty Road Pump Station ENG-24-0066, ENG-24-0068	Residential Development		2307 NW Carty Rd	Not Started
Paradise Pointe PUD Ph 6-10 ENG-24-0075	Residential Development		Royle Road	Not Started