



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

DEVELOPMENT SUMMARY October 2021

Building Division

Summary of building permits by year

Building Permits	2017	2018	2019	2020	2021 (YTD)	October
Total permits	460	879	1111	1728	1521	179
Commercial/ industrial permits	21	8	52	62	16	1
New home permits	158	313	364	670	571	79
Miscellaneous permits	281	558	695	996	934	99
Residential building permit application and review fees	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$1,886,612.75	\$259,852.70
Total building department receipts	\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$15,452,961.19	\$1,620,117.05

Approved & Under Construction Commercial and Industrial Building

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing	19,540	2,150,810	Issued

2019 Approved & Under Construction Commercial and Industrial Building: 1 project

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
June	RSD - New Elementary School	72,618	10,839,304	Issued
November	The Bluffs - Building 1 Shell Only	15,075	1,514,374	Issued
November	Camp Bow Wow	5,870	792,391	Issued

December	Prairie Electric Shell Only	113,444	8,800,550	Issued
----------	-----------------------------	---------	-----------	--------

**2020 Approved & Under Construction Commercial and Industrial Building:
4 projects**

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Port of Ridgefield Wisdom Ridge South Bldg (Shell Only)	21,600	1,226,016	Closed
February	Port of Ridgefield Wisdom Ridge North Bldg (Shell Only)	21,600	1,226,016	Closed
February	Seppanen Building	7,250	572,254	Issued
February	Legacy Trails Apartment Ph 2 – Building F	6,650	749,854	Closed
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	Issued
April	Pioneer Village Bldg 10 – Shell Only	4,800	589,056	Issued
April	Pioneer Village Bldg 12 – Shell Only	2,706	332,080	Issued
April	Legacy Trails Apartments – Bldg I	24,550	2,768,258	Issued
May	RSD – Ticket Booth	112	18,855	Issued
May	Legacy Trails Apartments – Bldg G	24,530	2,768,258	Issued
May	Legacy Trails Apartments – Bldg H	28,365	3,198,437	Issued
July	Pioneer Village Bldg 5 & 6 – Shell Only	8,192	1,005,322	Issued
July	Greely Farms Ph 1 – Picnic Shelter #1	240	41,364	Issued
July	Greely Farms Ph 1 – Picnic Shelter #2	240	41,364	Issued
October	Ridgefield Industrial Center (Shell Only)	468,810	29,947,583	Issued

**2021 Approved & Under Construction Commercial and Industrial Building:
15 projects**

Approved & Under Construction Commercial Tenant Improvement

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing -2 nd Floor Office	5,000	803,250	Issued

2020 Approved and Under Construction Commercial Tenant Improvement: 1 project

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Ridgefield Treatment Plant Odor Control	0	240,000	Issued
April	Prairie Electric (TI)	146,970	15,169,151	Re-issued
June	Woodin You Pet Boutique PV Bldg 2 (TI)	2,600	229,216	Issued
June	Riverview Community Bank PV Bldg 12 (TI)	2,696	330,853	Issued

July	Dollar Tree Pallet Racking/High Pile Storage	0	108,026	Issued
July	Prairie Electric Pallet Racking	0	775,000	Issued
August	Pro Active Physical Pioneer Village Bldg 4 (TI)	2,387	292,933	Issued
August	Legacy Trails Apartments Trash Enclosures	0	40,000	Issued
August	Riverview Community Bank Sign PV	42	9,380	Issued
September	Papa Murphy's Pioneer Village Bldg 2 (TI)	908	80,049	Issued
September	Anytime Fitness Pioneer Village Bldg 10 (TI)	4,741	560,718	Issued
September	Wisdom Ridge North Bldg (TI) RSD	11,300	2,003,151	Issued
September	Fiberglass Systems Shop Bridge Crane	0	110,000	Issued
September	BevRidge Public Sign PV Bldg 5	63	5,200	Issued
September	Pro Active Physical Therapy Sign PV Bldg 4	143	21,000	Issued
September	Prairie Electric Signs	95	36,000	Issued
October	Ridgefield Industrial Center Trash Enclosures	0	64,000	Issued
October	Burton Saw & Supply Equipment Anchoring	0	5,000	Issued

**2021 Approved and Under Construction Commercial Tenant Improvement:
18 projects**

Pending permits

Type of permit	Total
Home permits pending	134
Commercial/industrial pending	12
Commercial Tenant Improvement	19
Miscellaneous pending	49
Grand total for all pending permits	214

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 1	78	78
Seven Wells Ph 2	51	51
Seven Wells Ph 3	97	104
Seven Wells Ph 4	43	44
Heron Ridge Ph 2	37	37
Taverner Ridge Ph 8	53	54
Taverner Ridge Ph 9	9	9
Taverner Ridge Ph 10	44	45

Taverner Ridge Ph 11	70	70
Quail Hill Ph 1	61	61
Cedar Creek	30	31
Cloverhill Ph 1	63	63
Cloverhill Ph 2	52	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	57	65
Cloverhill Ph 7	33	37
Cloverhill Ph 8	12	55
Hillhurst Highlands	78	79
Kennedy Farm Ph 1	105	105
Kennedy Farm Ph 2	141	141
Kennedy Farm Ph 3	4	4
Royal View	19	27
Royal Terrace	27	32
Royal Terrace 2	13	16
Pioneer East	129	148
Greely Farms Ph 1	94	96
Heron Woods	47	47
Union Ridge Ranch	65	67
Union Ridge Ranch Ph 2	7	13
Teal Crest	63	63
The Crossing Ph 1	35	36
The Crossing Ph 2	45	52
The Crossing Ph 3	4	45
Kemper Grove Ph 1	36	36
Kemper Loop	43	53
McCormick Creek Ph 1	62	89
McCormick Creek Ph 2	9	42
Magnolia Heights	8	12
Urban Downs	24	27
Viewridge Hollow	34	43

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Crusan Dental v2 (PLZ-21-0067)	One new building and one future building, each 7,812 sf, for medical offices and retail	2.17 ac	5284 Pioneer St	Oct 12	Complete
Greely Farms Phase 2b (PLZ-21-0079)	57-lot subdivision in RLD-6 subject to DA	19 ac	27201 NE 10 th Ave	Sep 14	Complete
Greely Farms Phase 2c (PLZ-21-0083)	25-lot subdivision in RLD-6 subject to DA	4.6 ac	27201 NE 10 th Ave	Sep 28	Complete
Abrams Park Pump Station (PLZ-21-0090)					

Projects under review

Name	Description	Size	Location	Key dates	Status
Gee Creek Stabilization (PLZ-18-0019)	Permanent bank stabilization following temporary emergency action	N/A	Gee Creek @ Abrams Park	Submitted Feb 09, 2018	On hold
CAR, Shoreline Substantial Development Permit					
Greear Petition to Annex (PLZ-19-0003)	Petition to annex seven residential parcels	33.76 ac	NW Carty RD	Authorized by Council Jun 20, 2019	On hold pending Carty Road subarea plan
Petition to Annex					
Holsinger Mixed Use Final Site Plan (PLZ-19-0057)	Final site plan for mixed residential, commercial, and office development	14 ac	536 S Royle Rd	Comments sent May 13, 2019	On hold pending further site development
Final Site Plan					
RSD New Elementary School (PLZ-19-0116)	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 th St	Submitted Oct 24, 2019	On hold pending further site development
Final Site Plan					
Fell Petition to Annex (PLZ-19-0141)	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 th St	Declaration of Petition to Annex updated May 6	On hold pending ability to hold public hearing at City Council
Petition to Annex					
Energy Electric Final Short Plat (PLZ-20-0021)	Final short plat for eight lots	7.17 ac	27208 NE 10 th Ave	Revised short plat to match approved engineering plans requested	Awaiting resubmittal
Pioneer Village Final BSP (PLZ-21-0031)	Final binding site plan to create legal lots in Pioneer Village	9.67 ac	Pioneer & S Royle	NOD Oct 18	Approved with conditions
Final Binding Site Plan					

CRWWD South Trunk Sewer Replacement (PLZ-21-0060) SEPA, Critical Areas	Replace ~1/2 mile 8-10 inch gravity sewer with 18 inch gravity sewer	N/A	S 56 th Way	NOD Oct 8	Approved with conditions
Energy Land Lot 2 Site Plan (PLZ-21-0062) Basic Site Plan	Industrial building	0.41 ac	27150 NE 10 th Ave	Technically complete Sep 16	NOD on hold pending completion of final short plat
Ridgefield Crossing Lot 2 Retail Site Plan (PLZ-21-0063) Basic Site Plan	Single-story commercial retail building shell (7,673 sf)	0.93 ac	110 S 65 th Ave	NOD Oct 8	Approved with conditions
Tri-Mountain Station North (PLZ-21-0068-0071) Basic Site Plan	(North and South) Ten commercial buildings including hotel, retail, restaurant, bank, and office uses	11.78 ac	109, 299, 201, 457 S 65 th Ave	Technically complete Oct 21	Combined SEPA/land use comment period Oct 27 – Nov 10
Tri-Mountain Station South (PLZ-21-0072-0075) Basic Site Plan	(North and South) Ten commercial buildings including hotel, retail, restaurant, bank, and office uses	3.90 ac	S 65 th Ave	Technically complete Oct 21	Combined SEPA/land use comment period Oct 27 – Nov 10
McCuddy/Verizon (PLZ-21-0086) Wireless Facility Modification	Replace and add antenna and radio equipment to an existing telecommunications facility	0.118 ac	117 N 3 rd Ave	Information request Oct 19	Awaiting resubmittal
Curran BLA (PLZ-21-0087) Boundary Line Adjustment	Combine three residential lots into two residential lots	2.73 ac	1925, 2015, 2027 S Lake Rive Ter	NOD Oct 12	Approved with conditions
Dollar Tree Verizon (PLZ-21-0088) Wireless Facility Modification	Modify existing essential Verizon wireless facility	0.8 ac	5617 S 6 th Way	NOD Oct 27	Approved with conditions
Ridgefield Industrial T-Mobile (PLZ-21-0089) Wireless Facility Modification	Modify existing essential T-Mobile wireless facility	0.8 ac	5617 S 6 th Way	NOD Oct 27	Approved with conditions
Holsinger Administrative Adjustment (PLZ-21-0091) Admin Adjustment	Reduce drive aisle width from 24 to 22 feet	2.64 ac	544 S Royle Rd	Technically complete Oct 21	Comment period Oct 28 – Nov 18
Haarup Industrial Building (PLZ-21-0092-0093) Basic Site Plan, SEPA	25,404 single-story office/warehouse building in Union Ridge	2.54 ac	S 5 th St / Union Ridge Lot 1B	Submitted Oct 15	
Tri-Mountain Industrial Park (PLZ-)	Develop 5 lots with 5,000-sf industrial	3.3 ac	NE 10 th Ave	Submitted Oct 15	Under review; site plan approval will be on hold

21-0094) Basic Site Plan	buildings for office and contractor support space			pending completion of final short plat
Tri-Mountain Station North and South Administrative Adjustment (PLZ-21-0095)	Reduce freeway landscape buffer width from 15 to 12 feet		See PLZ-21-0068-0075	
Admin Adjustment				
Cloverhill Phase 2 Lot 130 Administrative Adjustment (PLZ-21-0096)	Reduce side yard setback from 10 to 9.1 feet	0.16 ac	4306 S 14 th Way	Submitted Oct 15
Admin Adjustment				
Ridgefield Crossing Phase 1 BLA (PLZ-21-0097) Boundary Line Adjustment	Adjust boundary line between commercial lot and storm facility tract to conform with built storm facility	2.08 ac	6625 Pioneer St	Submitted Oct 29
Kemper Grove Phase 2 Final Plat (PLZ-21-0098) Final Plat	Final plat for 48 residential lots, open space/parks, and infrastructure improvements	6.79 ac	2834 N Smythe Rd	Submitted Oct 29

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Discover Ridge Lots 8-10	Commercial	1.7 Acres 3 Lots	S 47 th Ave	2 nd Engineering Review Underway
Kemper Grove Ph 3	Residential Development	68 Lots	N 30 th Ave (Smythe Road)	1 st Engineering Review Complete
Greely Acres Ph 3	Residential Development	179 Lots	N 85 th Ave	2 nd Engineering Review Underway
Vista Ridge Engineering	Residential Development	40 Lots	S Hillhurst Road	1 st Engineering Review Complete
35th Place Grading	Offsite Improvements for Ridgefield Heights	NA	35 th Place	1 st Grading Review Underway
Tri-Mountain Site Plan	Commercial Development	0.8 Acres	S 85 th Ave	1 st Review Underway

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove 2	Residential	36	N 32 Ave	Grading
Discovery Ridge	Commercial Development	8.91 acres	45 th and Pioneer	Pipe/paving
Discovery Ridge Phase 2	Commercial		Pioneer St	Punch list
Seton Subdivision Phase 2,3	Residential		N 10 St	Punch list
Holsinger	Commercial/Residential	14 Acres	Royle Rd	Under Construction
Ridgefield Crossing	Commercial/Residential		Pioneer St	Under Construction
Cloverhill Ph 3	Residential Subdivision	63 Lots	45th Ave	Complete
Pioneer Village	Commercial Development	300 Apartments	Pioneer St	Punch list
Rail Overpass Project- Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Under Construction
Taverner Ridge Ph 5	Residential Development	10 Lots	S. Lake River Drive	Complete
7 Eleven	Commercial		Pioneer St	Complete
Cloverhill Ph 2	Residential Subdivision	139 lots	Royle Rd	Complete
Dog park	Capital Project		Hillhurst Rd	Under Construction
Greely Farms Ph 2A	Residential Subdivision	53 lots	10 th Ave	Grading
Kemper Grove Phase 3,4,5,	Residential Subdivision		N 30 th Drive	Punch list

Zephyr Point	Residential Subdivision	Hillhurst Dr	Punch list
Greely Farms Ph 2A	Residential Subdivision	40 lots	NE 279 th St
Ridgefield Heights	Residential Subdivision	Burtsinger Rd	Grading
Tri Mt Industrial Park	Commercial	Off NE 10 th Ave	Grading
Kennedy Farms East	Residential Sub	Hillhurst Rd	Grading
