



## COMMUNITY DEVELOPMENT DEPARTMENT

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

### DEVELOPMENT SUMMARY April 2023

#### Building Division

##### Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	April
Total permits	1,111	1,728	1,716	871	135	44
Commercial/ industrial permits	52	62	22	30	10	3
New home permits	364	670	648	361	50	14
Miscellaneous permits	695	996	1,046	480	75	27
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	216,777.90	52,136.70
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	2,185,096.17	914,598.00

#### 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	Issued

##### 2021 Approved & Under Construction Commercial Building: 1 project

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
April	Pioneer Village Bldg 14 – Shell Only	3,574	394,176	Issued
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311	Issued
July	Kemper Grove Ph 5 DeMelo Park Picnic Shelter	600	35,928	Issued
August	Energy Electric Lot 2	4,800	303,360	Issued
October	Ridgefield Crossing Retail - Shell Only	8,197	742,719	Issued

October	Pioneer Village Bldg 3 - Shell Only	12,106	853,836	Issued
November	Tractor Supply	25,624	3,907,660	Issued
November	Haarup Building	21,750	2,178,294	Issued
November	Tractor Supply Shed Building	1,250	74,850	Issued

#### 2022 Approved & Under Construction Commercial Building: 9 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
February	Tractor Supply Greenhouse Bldg	3,807	498,412	Issued
April	Les Schwab	11,941	1,044,165	Issued

#### 2023 Approved & Under Construction Commercial Building: 2 projects

### Approved & Under Construction Commercial Tenant Improvement

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
September	Anytime Fitness   PV Bldg 10	4,741	560,718	Issued

#### 2021 Approved & Under Construction Commercial Tenant Improvement: 1 project

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
May	Carts By The Park Cover	768	37,471	Issued
June	IT3   Wisdom Ridge North Bldg	9,872	1,777,849	Issued
September	Port of Ridgefield   The Bluffs Bldg 1	1,675	313,962	Issued
October	Ridgefield Police Department   The Bluffs Bldg 1	6,661	892,335	Issued
November	Childs Trucking   RIC	345,438	33,498,057	Issued

#### 2022 Approved & Under Construction Commercial Tenant Improvement: 5 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
January	Royle Vet Clinic   PV Bldg 14	2,607	319,931	Issued
January	WDFW Storage Mezzanine	710	52,725	Issued
March	Ross   RIC	55,920	5,656,570	Issued
March	Albertsons   RIC	61,554	6,255,814	Issued
March	Gordon Truck Centers Addition	3,675	349,640	Issued
April	JoJo's   PV Bldg 3	1,529	134,797	Issued

April

Playmakers | PV Bldg 7

5,587

728,795

Issued

**2023 Approved & Under Construction Commercial Tenant Improvement: 7 projects****Pending permits**

Type of permit	Total
Home Permits pending	70
Commercial/industrial pending	17
Commercial Tenant Improvement	8
Miscellaneous pending	87
<b>Grand total for all pending permits</b>	<b>182</b>

**Subdivisions with issued building permits**

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	104
Taverner Ridge Ph 5	8	10
Cloverhill Ph 4	65	65
Cloverhill Ph 7	37	37
Royal View	25	27
Royal Terrace	31	32
Greely Farms Ph 2A	67	89
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
Kemper Grove Ph 3	8	71
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	16	31
Eagle Ridge Estates	22	23
Journey's Edge	1	6
Sanderling Park Ph 1	8	46
Ridgefield Heights Ph 1 & 2	24	105
Laspa Short Plat	1	2

# Planning Division

## Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Discovery Ridge Ph 3B Site Plan (PLZ-23-0018)</b>	Car wash, quick lube and retail building.	2.01 ac	986056278, 98605279	April 11	Notes Issued April 25
<b>Union Ridge Town Center Site Plan (PLZ-23-0019)</b>	Construct 13 commercial, food service, and retail buildings with associated site and infrastructure improvements	10.04 ac	213956001	April 11	Notes Issued April 25
<b>IQ Credit Union (PLZ-23-0022)</b>	Develop new 3,480-sf credit union building including a drive-through facility.	0.83 ac	986062364	April 25	In Review
<b>Cloverhill Phase 3B &amp; 10 (PLZ-23-0025)</b>	Change zoning from RLD-8 to RLD-4 to accommodate proposed revisions to the Cloverhill PUD.	50+ ac	Royle Road	April 25	In Review

## Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Nye PUD (PLZ-22-0054-0057)</b>	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
Preliminary PUD, SEPA, Critical Areas,					
<b>Jubilee Tea House Sign (PLZ-22-0100)</b>	Adhere Vinyl lettering to building	0.2 ac	321 N 3 <sup>rd</sup> Ave	Incomplete Aug 10 <sup>th</sup>	Awaiting resubmittal
<b>Cloverhill Phase 10 Post Decision (PLZ-33-0111)</b>	Reduce phase 10 from 9 lots to 4 lots	3.87 ac	No address - 986047335	Incomplete Sept 26 <sup>th</sup>	Awaiting resubmittal
<b>Cloverhill Phase 3B (PLZ-22-0133)</b>	Type III Post Decision Increase lots from 47 to 58	14.85 ac	2067 S Royle Rd	Submitted Nov 15 <sup>th</sup>	Awaiting resubmittal
<b>RSD New Elementary School Final Site Plan (PLZ-19-0116)</b>	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 <sup>th</sup>	Under Review
<b>Waterfront Short Plat and aka Miller's Landing Short Plat (PLZ-22-0152)</b>	Short Plat, Shoreline, Critical Areas, SEPA, Arch		111 W Division St	Tech Complete Apr 10	In Review

<b>Costco @ Union Ridge Town Center (PLZ-22-0136-0140)</b>	Site Plan, SEPA w/ archaeological predetermination, critical areas, administrative adjustment	NW of Pioneer/I-5 junction	Tech Complete Dec 13th	On hold at applicant's request
<b>PacTrust Ridgefield (PLZ-23-0002)</b>	Site Plan, SEPA, Critical Areas, Arch	42 ac	986061644, 986061643	Tech Complete Mar 23rd
<b>Royle Road SEPA (PLZ-23-0009)</b>				Tech Complete Feb 27
<b>Overlook Park SEPA (PLZ-23-0011)</b>	SEPA	0.8 ac	101 S Main Ave	Tech Complete Mar 15 <sup>th</sup>
<b>Holsinger Mixed Use (PLZ-19-0057)</b>	Final Site Plan			Submitted April 30 <sup>th</sup>
<b>Sanderling PH 4-7 PDR (PLZ-23-0012)</b>	Post Decision Review	75.96 ac	23115 NW Hillhurst Road	Incomplete Apr 6
<b>Greely Farms Phase 3B (PLZ-23-0013)</b>	Final Plat		986062686	Submitted Mar 9 <sup>th</sup>
<b>Sanderling Park Phase 1 (PLZ-23-0015)</b>	Plat Alteration	2.31 ac	216452000	Technically Complete Apr 14
<b>Haarup Sign (PLZ-23-0023)</b>	Sign Permit		7215 S 5 <sup>th</sup>	Submitted Apr 4
<b>5504 S 11<sup>th</sup> Zoning Confirmation (PLZ-23-0024)</b>	Zoning Confirmation	9.08 ac	5504 S 11 <sup>th</sup>	Submitted Apr 3
<b>Anytime Fitness Sign (PLZ-23-0026)</b>	Sign Permit		4326 S Settler	Submitted Apr 6
<b>RHS CTE Building Site Plan (PLZ-23-0028)</b>	Type I Site Plan	32.1 ac	2630 S Hillhurst Rd.	NOD issued Apr 27
<b>Paradise Pointe (Found) Ph 3 (PLZ-23-0021)</b>	Final Plat	17.85 ac	213070000	1 <sup>st</sup> review comments Apr 26
<b>Joffe Setback Adjustment (PLZ-23-0020)</b>	Type II Adjustment		4249 Willow Dr	Technically Complete Apr 27
				NOD issued Apr 28

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>Discovery Ridge 3B</b>	Commercial	1.01 Acres 2 phases	S 47 <sup>th</sup> Ave	Pre-App Notes Delivered

<b>Ridgefield Food Carts</b>	Onsite Improvements	1 Acres	N 1 <sup>st</sup> Cir	No work this month. 3rd Engineering Review Complete
<b>Tri-Mountain Station Early Water</b>	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	No work this month. 2nd Early Utility Review Complete
<b>Greely Phase 2B Engineering</b>	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	2nd Review Completed, comments returned to engineer
<b>Greely Phase 2C Grading</b>	Residential Development	911.46 Acres	N 10 <sup>th</sup> St	Reviews related to sanitary sewer installation completed.
<b>Sanderling Ph3</b>	Residential Development	2.1 Acres	Hillhurst Rd	Complete
<b>Sanderling Ph2A</b>	Residential Development	3.7 Acres	Hillhurst Rd	Approved in early May
<b>Sanderling Ph 2B</b>	Residential Development	1.1 Acres	Hillhurst Rd	3 <sup>rd</sup> and 4 <sup>th</sup> Reviews Completed, approval expected early May
<b>Tri-Mountain Station Early Storm and Frontage</b>	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	No work this month. 2nd Early Utility Review Complete
<b>Crusan Dental Grading</b>	Commercial Development	2 Acres	Pioneer St	Complete
<b>Crusan Dental Engineering</b>	Commercial Development	2 Acres	Pioneer St	2 <sup>nd</sup> Review Complete Review meeting held in April
<b>Les Schwab</b>	Commercial Development	1 Acres	S 3 <sup>rd</sup> Way	Pre-construction held in April, now under construction
<b>Seven Wells Ph 6</b>	Residential Development	15.3 Acres	Royle Rd	3rd Review Completed with comments, awaiting plans for approval
<b>Urban Downs 2</b>	Residential Development	33 Acres	N 85 <sup>th</sup> Avenue	Re-initiated reviews of early grading and engineering plans
<b>Parr Ridgefield Yard Expansion</b>	Commercial Development	<1 Acre	Timm Rd	1 <sup>st</sup> Review Complete with comments, awaiting 2 <sup>nd</sup> submittal
<b>Clark College AMC</b>	Commercial Development	10 Acres	Pioneer Street	Grading and foundation only 1 <sup>st</sup> review completed with comments
<b>Ridgefield Gateway Phase 1</b>	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	1 <sup>st</sup> Review Completed with comments

<b>Wind River Short Plat</b>	Residential Development	Acres	Wind River Way	Final plans in review
<b>Ridgefield Corporate Business Park</b>	Commercial Development	40.4 Acres	S. 6 <sup>th</sup> Way	Comments related to roadway; awaiting WDFW input.
<b>Costco/URTC</b>	Commercial Development	12.4 Acres Multiple buildings	Pioneer Street	NOD sent early May 1st Review Underway
<b>Refuge Dog Park Improvements</b>	Residential Development	5.9 Acres	Hillhurst Rd	Grading Permit approved. Construction Underway

### Projects under construction

Name	Description	Size	Location	Status
<b>Kemper Grove 2</b>	Residential	36	N 32 Ave	Complete
<b>Ridgefield Crossing</b>	Commercial/Residential		Pioneer St	Punchlist
<b>Les Schwab</b>	Commercial Development	1 Acres	S 3 <sup>rd</sup> Way	Under construction