



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY August 2022

Building Division

Summary of building permits by year

Building Permits	2018	2019	2020	2021	2022 (YTD)	August
Total permits	879	1,111	1,728	1,716	684	78
Commercial/ industrial permits	8	52	62	22	21	1
New home permits	313	364	670	648	291	37
Miscellaneous permits	558	695	996	1,046	372	40
Residential building permit application and review fees	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$975,472.15	\$140,943.00
Total building department receipts	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$7,709,240.55	\$1,240,598.70

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

2020 Approved & Under Construction Commercial and Industrial Building: 2 projects

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	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
November	Pioneer Village Bldg 7 & 8 – Shell Only	8,192	1,005,322	Issued

2021 Approved & Under Construction Commercial and Industrial Building: 6 projects

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
April	Pioneer Village Bldg 14 – Shell Only	3,574	394,176	Issued
May	Tri-Mountain Industrial Park Bldg 4	4,984	549,222	Issued
May	Tri-Mountain Industrial Park Bldg 5	4,984	549,222	Issued
May	Tri-Mountain Industrial Park Bldg 6	4,984	549,222	Issued
May	Tri-Mountain Industrial Park Bldg 7	4,984	549,222	Issued
May	Tri-Mountain Industrial Park Bldg 8	4,984	549,222	Issued
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311	Issued
June	Ridgefield Heights Lift Station	0	5,509	Issued
July	Kemper Grove Ph 5 DeMelo Park Picnic Shelter	600	35,928	Issued
August	Energy Electric Lot 2	4,800	303,360	Issued

2022 Approved & Under Construction Commercial and Industrial Building: 10 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 & Under Construction Commercial Tenant Improvement: 1 project

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
June	Woodin You Pet Boutique PV Bldg 2	2,600	229,216	Issued
June	Riverview Community Bank PV Bldg 12	2,696	330,853	Issued
July	Prairie Electric Pallet Racking	0	775,000	Issued
August	Pro Active Physical PV Bldg 4	2,387	292,933	Issued
September	Papa Murphy's PV Bldg 2	908	80,049	Issued
September	Anytime Fitness PV Bldg 10	4,741	560,718	Issued
September	Fiberglass Systems Shop Bridge Crane	0	110,000	Issued
November	Trademark Plumbing Mezzanine	1,754	147,529	Issued
November	Trademark Plumbing Lean to Addition	2,792	180,559	Issued
December	The Nail Kitchen Spa PV Bldg 9	2,287	280,661	Issued

2021 Approved & Under Construction Commercial Tenant Improvement: 10 projects

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
January	BevRidge Public PV Bldg 5	2,500	306,800	Issued
February	Studio C Salon PV Bldg 9	1,665	204,321	Issued
February	Chiro One PV Bldg 4	2,438	299,191	Issued
March	Hallstrom Home PV Bldg 9	1,678	205,924	Issued
May	Carts By The Park Cover	768	37,471	Issued
June	Gordon Truck Centers	0	100,278	Issued
June	Wisdom Ridge North Bldg RSD T3	9,872	1,777,849	Issued
June	Copper Bell Bookstore PV Bldg 5	1,393	122,807	Issued
July	Windsor Engineers Office Tri-Mountain Industrial Park Bldg 8	4,984	934,201	Issued

2022 Approved & Under Construction Commercial Tenant Improvement: 9 projects

Pending permits

Type of permit	Total
Home Permits pending	73
Commercial/industrial pending	16
Commercial Tenant Improvement	13
Miscellaneous pending	120
Grand total for all pending permits	222

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	101	104
Taverner Ridge Ph 5	5	10
Cloverhill Ph 2	75	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	62	65
Cloverhill Ph 7	34	37
Cloverhill Ph 8	52	55
Royal View	23	27
Royal Terrace	31	32
Royal Terrace 2	14	16
Greely Farms Ph 1	96	96
Greely Farms Ph 2A	41	89
Union Ridge Ranch	66	67
Union Ridge Ranch Ph 2	13	13
The Crossing Ph 1	35	36
The Crossing Ph 2	52	52
The Crossing Ph 3	45	45
Kemper Loop	53	53
Kemper Grove Ph 2	30	48
Kemper Grove Ph 4 & 5	4	34
McCormick Creek Ph 1	53	89
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	13	31
Eagle Ridge Estates	21	23
Zephyr Point	7	7
Journey's Edge	1	6

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Greely Farms Ph 4 (PLZ- Divide 31 acres into 109 single family lots. Part of					
		31 ac	NE 279 th St/NE	July 26	Report Issued August

22-0098)	Ridgefield East Master Plan (59 acres) and subject to DA		10 th Ave		9 th
Deegan Site Plan (PLZ-22-0099)	Develop a 1.29-acre parcel into a diesel truck repair facility	1.29 ac	1738 Timm Rd	July 26	Report Issued August 9 th
Costco @ Union Ridge Town Center (PLZ-22-0103)	Develop a Costco Warehouse with a fuel station.	17.09 ac	Pioneer St / 56 th Place	Jul 19	Report Issued August 23 rd
Sanderling Park PH 4-7 (PLZ-22-0109)	Post Decision to modify Kennedy East Phase 1-3. (Now Sanderling Park)	75.96 ac	23115 NW Hillhurst Rd.	Aug 23 rd	Under Review
Circle K – Pioneer & Royle (PLZ-22-0110)	Develop a retail convenience grocery store, an attached automatic carwash, and motor vehicle fuel station	2.7 ac	Pioneer St/Royle Rd	Sep 13	Scheduled
Quail Ridge Subdivision (PLZ-22-0113)	Develop 14.71 acres into a 21-lot PUD subdivision.	14.71 ac	3797 S 15 th St	Sep 13	Scheduled

Projects under review

Name	Description	Size	Location	Key dates	Status
Ridgefield Heights Phase 1&2 Final Plat (PLZ-22-0017)	Final plat for 188 single-family residential lots	28.6 ac	26315 NW 51 st Ave	Resubmitted Aug 29th	Under review
Urban Downs Phase 2 Preliminary PUD (PLZ-22-0024-0027)	Preliminary PUD for 151 lots in the RLD-6 zone	33.49 ac	26603 NE 10 th Ave	Technically incomplete May 19	Awaiting resubmittal
Tractor Supply (PLZ-22-0046-0047) Site Plan and BLA	21,930 sf retail building plus outdoor display and sales	3.4 ac	S 65 th Ave	NOD issued Aug 4 th	Approved
Nye PUD (PLZ-22-0054-0057) Preliminary PUD, SEPA, Critical Areas,	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
Paradise Found PDR (PLZ-22-0058) Type I PDR	Post Decision Review to modify lot size and change from cottage housing to SFR	108.11 ac	28216 NW 31 st Ave	Incomplete Aug 9 th	Awaiting resubmittal
TLC Towing Site Plan (PLZ-22-0087)	New office/shop building and associated parking	2.29 ac	1300 block of Timm Road	Technically Incomplete	Awaiting resubmittal

	areas				
Ridgefield Farm PUD (PLZ-22-0088)	Divide 6.09 Acres into 18 single-family in RLD-4 zone	6.09 ac	233 S 21 st Place	Technically Incomplete July 13	Awaiting resubmittal
Ridgefield YMCA Boundary Line Adjustment (PLZ-22-0101)	Adjust parcels 213961000 and 213960000	24 ac	105 N 50 th Place	Technically Complete Aug 5	Under review
Les Schwab Short Plat/Site Plan (PLZ-22-0098, 0098)	Short Plat and construction of a new 9,500 sf tire retail and service center	3.8 ac	4801 S 3 rd Way	Resubmitted Aug 29 th	Under review
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
Angel Lash Lounge, LLC (PLZ-22-0104)	Home Business for beauty services out a room in the home.	0.05 ac	7232 S 13 th St	NOD Issued Aug 18th	Approved
Seven Wells PDR (PLZ-22-0108)	63 units PUD, Reduce lot widths	15.3 ac	4545 S 11 th Way	Submitted Aug 5 th	Under review
KDEV LLC Petition to Annex (PLZ-22-0067)	Annex 4 acres on 1 parcel				Adopted July 14 th
NW 24th Avenue Intent to Annex (PLZ-22-0112)	Annex parcels 986027991, 215613000, 215612000	35.4 ac	24311 NW 24 th Ave	Submitted Aug 19 th	Under review
Cloverhill Phase 10 Post Decision (PLZ-33-0111)	Reduce phase 10 from 9 lots to 4 lots	3.87 ac	No address - 986047335	Submitted Aug 29 th	Under review
Critical Areas Management Plan – Clark Public Utilities (PLZ-22-0107)	Management plan for CPU work in Critical Areas	Multiple Locations	Multiple Locations	Submitted Aug 31 st	Under review

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 Complete
Kemper Grove Ph 3	Residential Development	68 Lots	N 30 th Ave (Smythe Road)	Complete
Greely Acres Ph 3A	Residential Development	79 Lots	N 85 th Ave	Complete

Vista Ridge Engineering	Residential Development	40 Lots	S Hillhurst Rd	Complete
35th Place Grading	Offsite Improvements for Ridgefield Heights	NA	35 th Place	2 nd Grading Review Complete
Tri-Mountain Site Plan	Commercial Development	0.8 Acres	S 85 th Ave	2nd Engineering Review Underway
Greely Acres Ph 3B	Residential Development	99 Lots	NE 10 th Ave	Complete
Ridgefield Food Carts	Onsite Improvements	1 Acres	N 1 st Cir	3rd Engineering Review Complete
Ridgefield Height Ph 3-5	Residential Development	19.2 Acres	S 4 th Way	3rd Engineering Review underway
Ridgefield Crossing Lot 2	Commercial	1 Acres	S 65 th Ave	complete
Energy Electric Lot 2	Commercial	.42 Acres	Ne 10 th Ave	Complete
Haarup	Commercial	2.56 Acres	S 5 th St	Complete
Tri-Mountain Commercial	Commercial Development	7.5 Acres	S 65 th Ave	2nd Early utility Review Underway
Ridgefield Storage and More	Commercial Development	27 Acres	Timm Rd	3rd Engineering Review Underway
Paradise Found Ph 1-3	Residential Development	94 Acres	N Royal Rd	1st Engineering Review Complete

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove 2	Residential	36	N 32 Ave	Punch list
Discovery Ridge Phase 2	Commercial		Pioneer St	Punch list
Ridgefield Crossing	Commercial/Residential		Pioneer St	Punch list

Pioneer Village	Commercial Development	300 Apartments	Pioneer St	Punch list
Cloverhill Ph 2	Residential Subdivision	139 lots	Royle Rd	Complete
Refuge park	Capital Project		Hillhurst Rd	Design
Kemper Grove Phase 2,4,5,	Residential Subdivision		N 30 th Drive	Punch list
Zephyr Point	Residential Subdivision		Hillhurst Rd	Punch list
Greely Farms Ph 2A	Residential Subdivision	40 lots	NE 279 th St	Punch list
Ridgefield Heights	Residential Subdivision		Burtsinger Rd	Paving
Tri Mt Industrial Park	Commercial		Off NE 10 th Ave	Utilities
Kennedy Farms East	Residential Sub		Hillhurst Rd	Utilities
Greely Farms Ph 3A	Residential Subdivision		NE 279 th St	Utility Work