



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY February 2023

Building Division

Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	February
Total permits	1,111	1,728	1,716	871	46	22
Commercial/ industrial permits	52	62	22	30	4	2
New home permits	364	670	648	361	13	9
Miscellaneous permits	695	996	1,046	480	29	11
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	56,166.00	38,273.40
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	467,069.29	315,779.58

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
November	The Bluffs – Building 1 Shell Only	15,075	1,514,374	Issued

2020 Approved & Under Construction Commercial and Industrial Building: 1 project

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	Closed

October	Ridgefield Industrial Center - Shell Only	468,810	29,947,583	Issued
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2021 Approved & Under Construction Commercial and Industrial Building: 2 projects

(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 and Industrial Building: 9 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
February	Tractor Supply Greenhouse Bldg	3,807	498,412	Issued

2023 Approved & Under Construction Commercial Tenant Improvement: 1 project

Approved & Under Construction Commercial Tenant Improvement

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
June	Woodin You Pet Boutique PV Bldg 2	2,600	229,216	Closed
June	Riverview Community Bank PV Bldg 12	2,696	330,853	Closed
July	Prairie Electric Pallet Racking	0	775,000	Issued
August	Pro Active Physical PV Bldg 4	2,387	292,933	Closed
September	Papa Murphy's PV Bldg 2	908	80,049	Closed
September	Anytime Fitness PV Bldg 10	4,741	560,718	Issued
December	The Nail Kitchen Spa PV Bldg 9	2,287	280,661	Closed

2021 Approved & Under Construction Commercial Tenant Improvement: 7 projects

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
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January	BevRidge Public PV Bldg 5	2,500	306,800	Closed
February	Studio C Salon PV Bldg 9	1,665	204,321	Closed
February	Chiro One PV Bldg 4	2,438	299,191	Closed
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	Closed
June	Wisdom Ridge North Bldg RSD T3	9,872	1,777,849	Issued
June	Copper Bell Bookstore PV Bldg 5	1,393	122,807	Closed
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
October	FDM Development Suites The Bluffs Bldg 1	2,124	398,123	Issued
November	Childs Trucking	345,438	33,498,057	Issued
November	Belcorp & Ascent Tri Mountain Bldg 7	4,984	683,735	Closed

2022 Approved & Under Construction Commercial Tenant Improvement: 13 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

2023 Approved & Under Construction Commercial Tenant Improvement: 2 projects

Pending permits

Type of permit	Total
Home Permits pending	53
Commercial/industrial pending	9
Commercial Tenant Improvement	6
Miscellaneous pending	93
Grand total for all pending permits	161

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	104
Taverner Ridge Ph 5	7	10

Cloverhill Ph 3A	34	34
Cloverhill Ph 4	63	65
Cloverhill Ph 7	37	37
Cloverhill Ph 8	55	55
Royal View	24	27
Royal Terrace	31	32
Royal Terrace 2	16	16
Greely Farms Ph 2A	59	89
Union Ridge Ranch	67	67
Union Ridge Ranch Ph 2	13	13
The Crossing Ph 1	35	36
The Crossing Ph 2	52	52
Kemper Grove Ph 2	46	48
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 1	53	53
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	14	31
Eagle Ridge Estates	22	23
Zephyr Point	7	7
Journey's Edge	1	6
Sanderling Park Ph 1	6	46
Ridgefield Heights Ph 1 & 2	12	105
Laspa Short Plat	1	2

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Prairie Electric Yard Expansion (PLZ-23-0001)	Construct a light industrial building	20.04 ac	214193000	Feb 7th	Conference Complete
Franz-Ridgefield (PLZ-23-0008)	Short Plat and Site Plan for Franz business	30.11 ac	212769000	Feb 14 th	Conference Complete

Projects under review

Name	Description	Size	Location	Key dates	Status
Nye PUD (PLZ-22-0054-0057)	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting Resubmittal
Preliminary PUD, SEPA, Critical Areas,					
Paradise Found PDR (PLZ-22-0058)	Post Decision Review to modify lot size and change from cottage housing to SFR	108.11 ac	28216 NW 31 st Ave	Resubmit Feb 15	Under Review
Type I PDR					
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 Complete Dec 27th	Hearing Complete – Awaiting HE decision
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
Cloverhill Phase 10 Post Decision (PLZ-33-0111)	Reduce phase 10 from 9 lots to 4 lots	3.87 ac	No address - 986047335	Incomplete Sept 26 th	Awaiting Resubmittal
Cloverhill Phase 3B (PLZ-22-0133)	Type III Post Decision Increase lots from 47 to 58	14.85 ac	2067 S Royle Rd	Submitted Nov 15 th	Awaiting Resubmittal
RSD New Elementary School Final Site Plan (PLZ-19-0116)	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 th	Under Review
Clark College Advanced Manufacturing Center Site Plan (PLZ-22-0157-0159)	Site Plan, Critical Areas, Administrative Adjustment	9.76 ac	7000 Pioneer Street	Submitted Dec 16 th	Approved
Clark College Advanced Manufacturing Center SEPA (PLZ-22-0153-0154)	SEPA, Archaeological Predetermination	9.76 ac	7000 Pioneer Street	Submitted Dec 8 th	Approved
Waterfront Short Plat and aka Miller's Landing Short Plat (PLZ-22-0152)	Short Plat, Shoreline, Critical Areas, SEPA, Arch		111 W Division St	Submitted Dec 2 nd	On hold per applicant's request
Costco @ Union Ridge Town Center (PLZ-22-0136-0140)	Site Plan, SEPA w/ archaeological predetermination, critical areas, administrative adjustment		NW of Pioneer/I-5 junction	Submitted Nov 10 th	Under Review
Rose Estates Final Short Plat (PLZ-22-0161)	Final Short Plat	2.62 ac	3600 Pioneer St	Submitted Dec 22 nd	Approved
Kemper Grove Phase 3 Final Plat	Final Plat	9.14 ac	2834 N Smythe Rd	Submitted Nov 15 th	Approved

T-Mobile Generator (PLZ-23-0004)	Site Plan	0.8 ac	5617 S 6th Way	Submitted Jan 25 th	Approved
Sanderling Park Director Interpretation (PLZ-23-0007)	Director Interpretation		Sanderling Park Lots 14,15,30,41,44,45	Submitted Jan 25 th	Interpretation Issued
PacTrust Ridgefield (PLZ-23-0002)	Site Plan, SEPA, Critical Areas , Arch	42 ac	986061644, 986061643	Incomplete Feb 22	Awaiting Resubmittal
Royle Road SEPA (PLZ-23-0009)	SEPA			Tech Complete Feb 27	Under Review
Paradise Found PUD BLA (PLZ-23-0010)	BLA	108.11 ac	1355 N Royle Rd	Submitted Feb 13 th	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
Ridgefield Food Carts	Onsite Improvements	1 Acres	N 1 st Cir	3rd Engineering Review Complete
Tri-Mountain Station Early Water	Commercial Development	7.5 Acres	S 65 th Ave	2nd Early Utility Review Complete
Greely Phase 2B Engineering	Residential Development	9.14 Acres	N 10 th St	2nd Review Underway
Greely Phase 2C Grading	Residential Development	911.46 Acres	N 10 th St	1 st Review Complete
Specht Offsite Trailer Parking	Commercial Development	2.1 Acres	S 5th th St	Complete
Sanderling Ph3	Residential Development	2.1 Acres	Hillhurst Rd	Complete
Sanderling Ph2A	Residential Development	3.7 Acres	Hillhurst Rd	3rd Review Complete
Sanderling Ph 2B	Residential Development	1.1 Acres	Hillhurst Rd	2 nd Review Underway
Tri-Mountain Station Early Storm and Frontage	Commercial Development	7.5 Acres	S 65 th Ave	1 st Review Complete

Crusan Dental Grading	Commercial Development	2 Acres	Pioneer St	Complete
Crusan Dental Engineering	Commercial Development	2 Acres	Pioneer St	1 st Review Complete
Les Schwab	Commercial Development	1 Acres	S 3 rd Way	2 nd Review Underway
Seven Wells Ph 6	Residential Development	15.3 Acres	Hillhurst Rd	2 nd Review Underway

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove 2	Residential	36	N 32 Ave	Complete
Ridgefield Crossing	Commercial/Residential		Pioneer St	Punchlist