



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY January 2022

#### Building Division

##### Summary of building permits by year

Building Permits	2018	2019	2020	2021	2022 (YTD)	January
Total permits	879	1,111	1,728	1,716	63	63
Commercial/ industrial permits	8	52	62	22	1	1
New home permits	313	364	670	648	19	19
Miscellaneous permits	558	695	996	1,046	43	43
Residential building permit application and review fees	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$63,104.25	\$63,104.25
Total building department receipts	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$662,545.09	\$662,545.09

#### 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	Re-review
November	Camp Bow Wow	5,870	792,391	Issued

December	Prairie Electric Shell Only	113,444	8,800,550	Issued
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#### 2020 Approved & Under Construction Commercial and Industrial Building: 4 projects

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
February	Seppanen Building	7,250	572,254	Closed
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	Issued
April	Pioneer Village Bldg 10 – Shell Only	4,800	589,056	Closed
April	Pioneer Village Bldg 12 – Shell Only	2,706	332,080	Closed
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
November	Pioneer Village Bldg 7 & 8 – Shell Only	8,192	1,005,322	Issued
November	Trademark Plumbing – Lean To Addition	2,792	180,559	Issued
December	Legacy Trails Apartments – Carport #7	720	35,129	Issued
December	Legacy Trails Apartments – Carport #8	720	35,129	Issued
December	Legacy Trails Apartments – Carport #9	720	35,129	Issued
December	Legacy Trails Apartments – ADA Carport	162	40,000	Issued

#### 2021 Approved & Under Construction Commercial and Industrial Building: 18 projects

### Approved & Under Construction Commercial Tenant Improvement

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing -2 <sup>nd</sup> 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

February	Pioneer Village – 2 Free Standing Pylon Signs	200	136,396	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
June	Subway Sign	20	5600	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 Bldg 12	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
November	Trademark Plumbing   Mezzanine	1,754	147,529	Issued
November	Dollar Tree –Verizon Wireless Facility Modification	0	25,000	Issued
November	Camp Bow Wow	24	5,327	Issued
December	Greely Farms Ph 2A Monument Sign	17	15,000	Issued
December	The Nail Kitchen Spa   Pioneer Village Bldg 9 (TI)	2,287	280,661	Issued

**2021 Approved & Under Construction Commercial Tenant Improvement: 24 projects**

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
January	BevRidge Public   Pioneer Village Bldg 5 (TI)	2,500	306,800	Issued

**2022 Approved and Under Construction Commercial Tenant Improvement: 1 project**

## Pending permits

Type of permit	Total
Home Permits pending	77
Commercial/industrial pending	10
Commercial Tenant Improvement	12

Miscellaneous pending	43
<b>Grand total for all pending permits</b>	<b>142</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	97	104
Seven Wells Ph 4	43	43
Taverner Ridge Ph 5	1	10
Taverner Ridge Ph 8	54	54
Taverner Ridge Ph 9	9	9
Taverner Ridge Ph 10	45	45
Cedar Creek	31	31
Cloverhill Ph 2	69	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	60	65
Cloverhill Ph 7	33	37
Cloverhill Ph 8	14	55
Hillhurst Highlands	79	79
Royal View	20	27
Royal Terrace	28	32
Royal Terrace 2	13	16
Pioneer East	144	148
Greely Farms Ph 1	94	96
Union Ridge Ranch	66	67
Union Ridge Ranch Ph 2	9	13
The Crossing Ph 1	35	36
The Crossing Ph 2	48	52
The Crossing Ph 3	10	45
Kemper Loop	51	53
McCormick Creek Ph 1	53	89
McCormick Creek Ph 2	27	42
Magnolia Heights	12	12
Urban Downs	26	27
Viewridge Hollow	36	43

Eagle Ridge Estates	10	23
Zephyr Point	3	7

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Chevron Station Development</b> (PLZ-21-0129)	1,500 sf addition to the Chevron station for a drive-through restaurant and two-story, 10,000 sf restaurant/office building	1.82 ac	5801 Pioneer St	January 11	Complete
<b>Clark College Boschma Farms</b> (PLZ-21-0131)	70,000 sf advanced manufacturing center	10 ac	7000 Pioneer St	January 25	Report due Feb 8
<b>RHS Voc Ed Building</b> (PLZ-22-0004)	22,000 sf two-story building with gen ed classrooms and voc ed (metals program) space	32.1 ac	2630 S Hillhurst Rd	January 25	Report due Feb 8

### Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Gee Creek Stabilization</b> (PLZ-18-0019) CAR, Shoreline Substantial Development Permit	Permanent bank stabilization following temporary emergency action	N/A	Gee Creek @ Abrams Park	Submitted Feb 09, 2018	On hold
<b>Greear Petition to Annex</b> (PLZ-19-0003) Petition to Annex	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
<b>Holsinger Mixed Use Final Site Plan</b> (PLZ-19-0057) Final Site Plan	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
<b>RSD New Elementary School</b> (PLZ-19-0116) Final Site Plan	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 <sup>th</sup> St	Submitted Oct 24, 2019	On hold pending further site development
<b>Fell Petition to Annex</b> (PLZ-19-0141) Petition to Annex	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 <sup>th</sup> St	Declaration of Petition to Annex updated May 6	On hold
<b>Energy Electric Final Short Plat</b> (PLZ-20-0021)	Final short plat for eight lots	7.17 ac	27208 NE 10 <sup>th</sup> Ave	Revised short plat to match approved	On hold pending preliminary short plat post-decision review approval

				engineering plans requested	
<b>Energy Land Lot 2 Site Plan</b> (PLZ-21-0062) Basic Site Plan	Industrial building	0.41 ac	27150 NE 10 <sup>th</sup> Ave	Technically complete Sep 16	NOD on hold pending completion of final short plat
<b>Tri-Mountain Industrial Park</b> (PLZ-21-0094) Basic Site Plan	Develop 5 lots with 5,000-sf industrial buildings for office and contractor support space	3.3 ac	NE 10 <sup>th</sup> Ave	Submitted Oct 15	Under review; site plan approval will be on hold pending completion of final short plat
<b>Kemper Grove Phase 2 Final Plat</b> (PLZ-21-0098) Final Plat	Final plat for 48 residential lots, open space/parks, and infrastructure improvements	6.79 ac	2834 N Smythe Rd	Council Feb 10	Council Feb 10
<b>Eagle Ridge Lots 8 &amp; 9</b> (PLZ-21-0101) Boundary Line Adjustment	BLA between two single-family residential lots	0.21 ac	2536 & 2542 S White Salmon Dr	Concurrent admin adjustment submitted Jan 10	Technically complete Jan 20
<b>Journey's Edge</b> (PLZ-21-0102) Final Short Plat	Final short plat for 6 single-family residential lots	2.45 ac	279 N 20 <sup>th</sup> Pl	Request for edits Jan 27	Awaiting resubmittal
<b>Energy Land Short Plat PDR</b> (PLZ-21-0103) Type II PDR	PDR to change a condition of approval regarding bonding for a future collector	7.16 ac	27118 NE 10 <sup>th</sup> Ave	Comment ended Jan 12	Writing NOD
<b>Gordon Truck Centers</b> (PLZ-21-0104-0105) Type II Site Plan and Nonconforming Situation	3,675-sf addition and minor alteration to an existing structure; relocation of parking stalls to allow for additional truck sales area	7.9 ac	600 S 56 <sup>th</sup> Pl	NOD Jan 13	Approved with conditions
<b>Kirkland Senior Living</b> (PLZ-21-0107-0109) PDR, Site Plan, SEPA	148 senior living apartment units and 6,473 sf ground-floor commercial	2.08 ac	6625 Pioneer St	Technically incomplete Jan 18	Awaiting resubmittal
<b>Sanderling Park aka Kennedy East</b> (PLZ-21-0112) Type II PDR	Modify townhome lot layout of Kennedy Farms East Phase 3	89.65 ac	23117 & 23115 NW Hillhurst Rd	Technically complete January 21	Comment period Jan 24 – Feb 14
<b>KDEV LLC</b> (PLZ-21-0114) Intent to Annex	Intent to annex two commercial parcels	4 ac	704 S 85 <sup>th</sup> Ave	Council Jan 13	Approved with geographic modification
<b>Greely Farms Phase 2A</b> (PLZ-21-0117) Final Plat	Final plat for 89 single-family residential lots	25 ac	27201 NE 10 <sup>th</sup> Ave	Council Jan 27	Approved with conditions
<b>Tractor Supply</b> (PLZ-21-0119) Zoning Verification Letter	Commercial zoning confirmation including indoor and outdoor sales	2.5 ac	204-310 S 65 <sup>th</sup> Ave	Issued Jan 12	Complete

<b>Urban Downs Phase 2 SEPA</b> (PLZ-21-0124)	SEPA for early grading	33.49 ac	26603 NE 10 <sup>th</sup> Ave	DNS issued Jan 26	Comment period Jan 26 – Feb 9
<b>Eagle Ridge Estates Lot 8 Adjustment</b> (PLZ-22-0005) Administrative Adjustment	Reduce lot width	0.11 ac	2536 S White Salmon Dr	Submitted Jan 10	Technically complete Jan 20
<b>Eagle Ridge Estates Lots 12 &amp; 13 Adjustment</b> (PLZ-22-0006-0007) Administrative Adjustment	Reduce setback along Pioneer Street	0.31 ac	2400 S Eagle Ridge Dr, 2512 S Cache Dr	Submitted Jan 10	Under review
<b>Sanderling Park Phase 1 Final Plat</b> (PLZ-22-0010)	Final plat for 46 single-family detached lots	11.54 ac	NW Hillhurst Rd	Submitted Jan 21	Under review
<b>Kemper Grove Phase 4 &amp; 5 Final Plat</b> (PLZ-22-0011)	Final plat for 34 single-family detached lots	10 ac	2834 N Smythe Rd, 588 N 32 <sup>nd</sup> Ct	Submitted Jan 21	Under review
<b>Wind River Short Plat</b> (PLZ-22-0012-0015) Short Plat, SEPA w/Archaeological Predetermination, Critical Areas	Preliminary short plat for 9 single-family detached residential and duplex lots	5.71 ac	2401, 2403 S Wind River Way	Submitted Jan 25	Under review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>Discover Ridge Lots 8-10</b>	Commercial	1.7 Acres 3 Lots	S 47 <sup>th</sup> Ave	2 <sup>nd</sup> Engineering Review Complete
<b>Kemper Grove Ph 3</b>	Residential Development	68 Lots	N 30 <sup>th</sup> Ave (Smythe Road)	1 <sup>st</sup> Engineering Review Complete
<b>Greely Acres Ph 3A</b>	Residential Development	79 Lots	N 85 <sup>th</sup> Ave	4 <sup>th</sup> Engineering Review Complete
<b>Vista Ridge Engineering</b>	Residential Development	40 Lots	S Hillhurst Road	2 <sup>nd</sup> Engineering Review Complete
<b>35<sup>th</sup> Place Grading</b>	Offsite Improvements for Ridgefield Heights	NA	35 <sup>th</sup> Place	2 <sup>nd</sup> Grading Review Complete
<b>Tri-Mountain Site Plan</b>	Commercial Development	0.8 Acres	S 85 <sup>th</sup> Ave	Ready for ENG Approval, waiting on site plan approval.
<b>Greely Acres Ph 3B</b>	Residential Development	99 Lots	N 30 <sup>th</sup> Ave (Smythe Road)	1 <sup>st</sup> Engineering Review Underway

<b>Ridgefield Food Carts</b>	Onsite Improvements	1 Acres	N 1 <sup>st</sup> Cir	1st Engineering Review Complete
<b>Projects under construction</b>				
<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Status</b>
<b>Kemper Grove 2</b>	Residential	36	N 32 Ave	Grading
<b>Discovery Ridge</b>	Commercial Development	8.91 acers	45 <sup>th</sup> and Pioneer	Pipe/paving
<b>Discovery Ridge Phase 2</b>	Commercial		Pioneer St	Punch list
<b>Seton Subdivision Phase 2,3</b>	Residential		N 10 St	Punch list
<b>Holsinger</b>	Commercial/Residential	14 Acres	Royle Rd	Complete
<b>Ridgefield Crossing</b>	Commercial/Residential		Pioneer St	Under Construction
<b>Cloverhill Ph 3</b>	Residential Subdivision	63 Lots	45th Ave	Complete
<b>Pioneer Village</b>	Commercial Development	300 Apartments	Pioneer St	Punch list
<b>Rail Overpass Project-Phase III</b>	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Complete
<b>Taverner Ridge Ph 5</b>	Residential Development	10 Lots	S. Lake River Drive	Complete
<b>7 Eleven</b>	Commercial		Pioneer St	Complete
<b>Cloverhill Ph 2</b>	Residential Subdivision	139 lots	Royle Rd	Complete
<b>Refuge park</b>	Capital Project		Hillhurst Rd	Design



<b>Greely Farms Ph 2A</b>	Residential Subdivision	53 lots	10 <sup>th</sup> Ave	Grading
<b>Kemper Grove Phase 3,4,5,</b>	Residential Subdivision		N 30 <sup>th</sup> Drive	Punch list
<b>Zephyr Point</b>	Residential Subdivision		Hillhurst Dr	Punch list
<b>Greely Farms Ph 2A</b>	Residential Subdivision	40 lots	NE 279 <sup>th</sup> St	Grading
<b>Ridgefield Heights</b>	Residential Subdivision		Burtsinger Rd	Grading
<b>Tri Mt Industrial Park</b>	Commercial		Off NE 10 <sup>th</sup> Ave	Grading
<b>Kennedy Farms East</b>	Residential Sub		Hillhurst Rd	Grading