



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 January 2018

Building Division

Summary of building permits by year

Building Permits	2014	2015	2016	2017	2018 (YTD)	January
Total permits	378	583	682	460	27	27
Commercial/ industrial permits	2	1	2	21	0	0
New home permits	104	216	320	158	10	10
Miscellaneous permits	272	366	360	281	17	17
Residential building permit application and review fees	\$636,561	\$1,001,785	\$1,261,698	\$708,726	\$36,356.10	\$36,356.10
Total building department receipts				\$963,669 (Sep 01- Dec 31)	\$192,795	\$192,795

Commercial and industrial building permits

Month (2017)	Project	Square Footage	Building Valuation	Status
June	Altru Ventures	130,352	\$10,225,677	Issued
June	Ridgefield Self Storage	71,320	\$6,147,784	Issued
May	Hillhurst Commercial Buildings A and B	11,000	\$623,370	Under review
April	Ridgefield School K-8	145,300	\$25,015,121	Issued
February	FlowServe	53,004	\$5,533,235	Issued
February	Energy Electric	5,000	\$283,350	Issued

Totals for approved commercial and industrial buildings YTD:

5 projects

Pending permits

Type of permit	Total
Home permits pending	14
Commercial/industrial pending	5
Miscellaneous pending	31
Grand total for all pending permits	50

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Quail Hill Ph. 1	12	61
Hawks Landing	53	57
Taverner Ridge Ph. 4	36	63
Pioneer Place Ph. 2	39	39
Cedar Creek	16	31

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Davis Short Plat (PLZ-17-0151)	Develop 5 lots in the RLD-6 zone	1.67 ac	420 S 15 th Ct	Jan 09	Completed

Projects under review

Name	Description	Size	Location	Key dates	Status
Greely Acres PUD (PLZ-17-0049) Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review	Develop 97 SFR in RLD-6 zone	19.04 ac	27201 NE 10 th Ave	TC Jan 05	Jan 31 SEPA comment period closes; Feb 28 hearing
Main Ave Access Improvements (PLZ-17-0094) SEPA, CAR, Shoreline Review	Construct sidewalk accessing Ridgefield National Wildlife Refuge from northern city limits, two new creek crossings	0.10 mi	N Main Ave south of city limits	Hearing Jan 23	Awaiting final order

Name	Description	Size	Location	Key dates	Status
Wildlife Refuge Bridge Access (PLZ-17-0101) SEPA, CAR, Shoreline Review	Replace bridge accessing River S Unit of the Ridgefield National Wildlife Refuge	N/A	River S access, S Refuge Rd	Final order Dec 21; Decision to Ecology Jan 12	Approved with conditions
Kennedy Farms PDR (PLZ-17-0112) Type II Post Development Review	Add 1-acre parcel to approved Kennedy Farms PUD, to be developed with SFR	1 ac	23112 NW Hillhurst Rd	Submitted Oct 06	On hold
Ridgecrest Road Extension (PLZ-17-0113) CAR	Extend S 15 th St east from S 45 th Ave for a future connection to S 11 th St	37.5 ac	S 15 th St and S 45 th Ave	NOD Jan 29	Approved with conditions
Quail Hill Phase 2 (PLZ-17-0115) Subdivision, SEPA with Archaeology, CAR	Develop 149 single family detached lots under the Union Ridge Master Plan	13.2 ac	S 10 th St	Public hearing Feb 06	Hearing prep
Ridgefield Crossing Mixed Use (PLZ-17-0129) Subdivision, Master Plan, SEPA with Archaeology, BLA	Develop 128 townhouse units and 9 acres of commercial in a mixed-use master plan project	37.35 ac	6994 S 5 th St	1 st Technically Incomplete Dec 07; 2 nd TC due Feb 05	Under review
Weber Pioneer (PLZ-17-0136) Subdivision, Master Plan, Critical Areas, SEPA with Archaeology	Develop 47 detached SFR lots in the RLD-8 zone, with related improvements	19.37 ac	3807 Pioneer St	1 st Technically Incomplete Dec 13	Awaiting resubmittal
Urban Downs (PLZ-17-0140) Subdivision, Site Plan, Archaeological predetermination	Develop 27 single-family residential lots in the RLD-6 zone	7.74 ac	1120 NE 259 th St	1 st Technically Incomplete Jan 02	Awaiting resubmittal
Ridgefield SD Minor Site Plan (PLZ-17-0142) Type I Minor Site Plan	Addition of a new modular administrative building	32.1 ac	2630 S Hillhurst Rd	NOD Jan 03	Approved with conditions
Cloverhill Ph 1 (PLZ-17-0143) Final Plat	Final plat for 63 single-family detached lots in the RLD-8 zone	18.91 ac	S 45 th Ave	Council action Jan 25	Approved with conditions
Village at Canyon Ridge (PLZ-17-0145) Final Plat	Final plat for 23 single-family attached and detached lots in the RMD-16 zone	4.61 ac	195 N 32 nd Ct	Council action Feb 08	Council action Feb 08

Name	Description	Size	Location	Key dates	Status
Zephyr Point (PLZ-17-0148) Preliminary Short Plat, Administrative Adjustment, SEPA with Archaeology	Develop 6 single-family residential lots in the RLD-4 zone	2.41 ac	S Hillhurst Rd @ S 19 th St	TC Jan 12; SEPA comment period ends Feb 09	Under review
Ridgefield HS Addition (PLZ-17-0154) Type II Basic Site Plan, SEPA, Administrative Adjustment	Demolish two existing structures and construct 2-story classroom building with associated infrastructure	32.1 ac	2630 S Hillhurst Rd	TC Jan 25	Technically complete
Taverner Ridge Phase 9 (PLZ-17-0157) Final Plat	Final plat for 9 residential lots in the RLD-4 and RMD-16 zones	8.01 ac	S Taverner Ct	Council action Feb 08	Council action Feb 08
Carty Rd Annex (PLZ-17-0158) Annexation	Annex R1-10 residential property	9.79 ac	3005 NW Carty Rd	Submitted Dec 22	Under review
45th Avenue Widening (PLZ-18-0001) Critical Areas Review	Roadway improvements to meet LOS design standards (minor arterial)	5.8 ac	45 th Ave south of Pioneer St	TC Jan 15	Public comment period
Ridgefield Apartments (PLZ-18-0003) Site Plan, SEPA	Develop 324 apartment units in the RMD-16 zone	19.38 ac	Pioneer St west of 45 th Ave	Submitted Jan 05	Under review
Union Ridge Lot 54 (PLZ-18-0006) Site Plan, SEPA, CAR, Short Plat	Divide parcel into two lots, construct industrial spec buildings	16.04 ac	405 NE 259 th St	TC comments Jan 30	Awaiting resubmittal
19th Ct 3-Plex (PLZ-18-0010) Final Site Plan	Final site plan for triplex in RLD-4 zone	0.9 ac	2110 Pioneer St	NOD Jan 26	Approved with conditions
Taverner Ridge Ph 8 Lots 50-51 BLA (PLZ-18-0011) Boundary Line Adjustment	Adjust common residential lot line to facilitate development	0.89 ac	1803/1823 S Harrier Rd	NOD Jan 18	Approved with conditions
Vancouver Clinic (PLZ-18-0012) Site Plan, SEPA	Develop a 15,405-sf medical clinic building in the CRB zone	2.48 ac	5515 Pioneer St	Submitted Jan 17	Under review

Engineering Division

Projects under review

Name	Description	Size	Location	Status
S 11th St Industrial Building	Warehouse building and site improvements	7.5 acres	5504, 5602, 5664 S 11th St	3rd Engineering Review Complete. Waiting on final plans and storm agreement
19th Street Cottages	Residential Development	7 lots	19 th Ct and Pioneer St	Grading issued for single building only. Engineering review not yet submitted.
Hillhurst Commercial	Commercial Building, Site and Frontage Improvements	2.45 acres	Hillhurst and Sevier Road	Approved
Rail Overpass Project-Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Approved
Taverner Ridge Ph 5	Residential Development	10 Lots	S. Lake River Drive	1 st Engineering Review Complete
Cloverhill Phase 5 & 6	Residential Subdivision	75 lots	S. Royle Rd	Grading approved. 7th Engineering Review Underway
Teal Crest PUD	Residential Subdivision	63 lots	S. Sevier Rd	2 nd Engineering Review Complete. Grading Approved.
Altru	Industrial Shell Building	7.98 acres	S. 11 th Street	Approved
Taverner Ridge Ph. 10&11	Residential Development	115 lots	S. Hillhurst	3rd Engineering Review Complete, approved pending final plan submittal for signature.

Projects under construction

Name	Description	Size	Location	Status
Bella Noche	Residential development	34 Lots	N. 35 th Ave	Utility Installation is Complete; Contractor completing punch list
Taverner Ridge Ph. 8 and 9	Residential development	Ph. 8: 54 lots Ph. 9: 11 lots	South of existing phases	Utility Installation complete. Contractor completing punch list.
Cedar Creek	Residential development	31 Lots	N. 35 th Ave	Utility Installation complete. Contractor completing punch list

Ridgecrest Ph 1	Residential development	330 lots	S. 45 th Ave	Utility Installation complete. Contractor completing punch list.
Union Ridge Lot 6	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Complete
Union Ridge Lot 1a	Warehouse building and site improvements	3.93 acres	Union Ridge Parkway	Under Construction
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	Under Construction
S. 11th Street Mini Storage	Warehouse building and site improvements	3.91 acres	S. 11 th Street	Under Construction
Quail Hill Ph 1	Residential Development	61 Lots	Union Ridge	Utility Construction Complete. Contractor completing punch list.
Cloverhill Ph 1	Residential Development	63 lots	S. 45 th Avenue	Complete. Awaiting CRWWD sign off before issuing completion.
Cloverhill Ph 5-6	Residential Development	75 lots	S. Royle Rd	Sanitary sewer construction approved. Other utilities under review.
Hillhurst Highlands	Residential Subdivision	79 lots	Hillhurst Road	Under Construction
The Village at Canyon Ridge	Residential Subdivision	23 lots	N. 32 nd Ave	Under Construction
Kennedy Farm PUD	Residential Subdivision	245 lots	NW Hillhurst Rd	Under Construction