



## COMMUNITY DEVELOPMENT DEPARTMENT

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## DEVELOPMENT SUMMARY May 2018

### Building Division

#### Summary of building permits by year

Building Permits	2014	2015	2016	2017	2018 (YTD)	May
Total permits	378	583	682	460	267	74
Commercial/ industrial permits	2	1	2	21	1	0
New home permits	104	216	320	158	88	29
Miscellaneous permits	272	366	360	281	178	45
Residential building permit application and review fees	\$636,561	\$1,001,785	\$1,261,698	\$708,726	\$367,643.10	\$112,569.60
Total building department receipts				\$963,669 (Sep 01- Dec 31)	\$2,284,796.37	\$678,588.45

#### Commercial and industrial building permits

Month (2018)	Project	Square Footage	Building Valuation	Status
February	Plastifab	1020	\$65,932.80	Issued

**Totals for approved commercial and industrial buildings YTD: 1 project**

Month (2017)	Project	Square Footage	Building Valuation	Status
May	Hillhurst Commercial Buildings A and B	11,000	\$623,370	Approved

**Totals for approved commercial and industrial buildings 2017: 1 project**

## Pending permits

Type of permit	Total
Home permits pending	29
Commercial/industrial pending	8
Miscellaneous pending	8
<b>Grand total for all pending permits</b>	<b>45</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells (Ridgecrest Ph 1)	44	95
Taverner Ridge Ph 8	14	54
Quail Hill Ph. 1	33	61
Hawks Landing	53	57
Taverner Ridge Ph. 4	36	63
Cedar Creek	24	31
Cloverhill Ph 1	15	63

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>19<sup>th</sup> Street Cottages</b> (PLZ-18-0041)	Short plat 7 lots for 5 detached cottages and open space	0.9 ac	2110 Pioneer St	May 22	May 22 conference

### Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Ridgefield Crossing Mixed Use</b> (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 <sup>th</sup> St	Resubmittal May 22	Under review for TC
<b>Weber Pioneer</b> (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	Public hearing May 09; record held open until May 23	Awaiting final order

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Key dates</b>	<b>Status</b>
<b>Carty Rd Annex</b> (PLZ-17-0158) Annexation	Annex R1-10 residential property	9.79 ac	3005 NW Carty Rd	Intent to annex approved Apr 12	Petition to annex application in process
<b>45<sup>th</sup> Avenue Widening</b> (PLZ-18-0001) Critical Areas Review	Roadway improvements to meet LOS design standards (minor arterial)	5.8 ac	45 <sup>th</sup> Ave south of Pioneer St	May 16 NOD	Approved with conditions
<b>Ridgefield Apartments</b> (PLZ-18-0003) Site Plan, SEPA	Develop 324 apartment units in the RMD-16 zone	19.38 ac	Pioneer St west of 45 <sup>th</sup> Ave	Anticipated public notice Jun 20/NOD Jul 12	Under review
<b>Union Ridge Lot 54</b> (PLZ-18-0006) Site Plan, SEPA, CAR, Short Plat	Divide parcel into two lots, construct industrial spec buildings	16.04 ac	405 NE 259 <sup>th</sup> St	NOD due Jun 04	Pending ROW fee-in-lieu or bonding options
<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	On hold
<b>Centerline Wireless Modification</b> (PLZ-18-0022) Type I Minor Site Plan	Install additional equipment in existing wireless facility	0.12 ac	104 N Main Av	Submitted Feb 14	On hold
<b>Union Ridge Ranch PUD</b> (PLZ-18-0024) PUD Subdivision, CAR, SEPA w/Archaeological Predetermination	Develop 67 detached SFR in RLD-6 zone	14.5 ac	2014 N 3 <sup>rd</sup> Way	Final order May 11	Approved with conditions
<b>Seton Mixed Use</b> (PLZ-18-0035) Subdivision, CAR, SEPA w/ Archaeological Predetermination	Develop office/commercial tracts on the western portion of the site and residential lots to the east	38.4 ac	1200 NE 65 <sup>th</sup> Ave	Public hearing Jun 07; Staff report May 31	Preparing for public hearing
<b>Kennedy Farms Phase 1 Final Plat</b> (PLZ-18-0038) Final Plat	Final plat for 105 SFR lots	53.54 ac	Hillhurst and 229 <sup>th</sup>	Council hearing May 10	Approved with conditions
<b>Coffey Adjustment</b> (PLZ-18-0040) Type II Administrative Adjustment	Increase residential garage height from 18 to 21.5 feet	0.11 ac	606 N Main Ave	NOD May 24	Approved with conditions

Name	Description	Size	Location	Key dates	Status
<b>Discovery Ridge Phase 1</b> (PLZ-18-0042-45)  Type II Basic Site Plan Review, Preliminary Short Plat, SEPA, Administrative Adjustment	Short plat parcel into 5 lots, develop 5 commercial buildings totaling approximately 71,800 SF and related infrastructure improvements	8.91 ac	SE corner of Pioneer St and 45 <sup>th</sup> Ave	1 <sup>st</sup> technically incomplete May 17	Awaiting applicant's resubmittal
<b>Hookum Brewing Sign</b> (PLZ-18-0046)  Sign Permit	Paint 16-sf sign on taproom facade	0.23 ac	120 N 3 <sup>rd</sup> Ave	NOD May 07	Approved with conditions
<b>CPU Overhead Transmission</b> (PLZ-18-0047)  Type II Basic Site Plan, Critical Areas Review	Construct 2.25 miles of overhead transmission lines and 78 utility poles	2.23 mi	Union Ridge substation to 11 <sup>th</sup> Ave	Submitted May 08	Under review
<b>Seven Wells Estates Phase 2 Final Plat</b> (PLZ-18-0049)  Final Plat	Final plat for 50 SFR lots	11.5 ac	S 18 <sup>th</sup> Dr east of S 45 <sup>th</sup> Ave	Submitted May 11	Target hearing date Jun 21; under review
<b>Royal View Final Plat</b> (PLZ-18-0050)  Final Plat	Final plat for 27 lots in Cloverhill PUD Phase 6	7.55 ac	S Royle Rd	Submitted May 17	Target hearing date Jun 21; under review
<b>Kennedy Farms PUD Sign</b> (PLZ-18-0051)  Sign Permit	Freestanding subdivision entry sign	53.54 ac	Hillhurst Rd and S Kennedy Dr	NOD May 21	Approved with conditions
<b>Magnolia Heights</b> (PLZ-18-0053)  Subdivision, SEPA, CAR	Develop 11 single family residential lots	2.98 ac	1956 N 3 <sup>rd</sup> Way	Submitted May 30	Under review
<b>Vancouver Clinic Final Site Plan</b> (PLZ-18-0056)  Final Site Plan	Final site plan for Vancouver Clinic medical facility	2.48 ac	5515 Pioneer St	Submitted May 30	Under review
<b>Vancouver Clinic Adjustment</b> (PLZ-18-0058)  Administrative Adjustment	Adjustment reducing distance from parking area to intersection	2.48 ac	5515 Pioneer St	Submitted May 30	Under review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
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<b>S 11th St Industrial Building</b>	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
<b>Hillhurst Commercial</b>	Commercial Building, Site and Frontage Improvements	2.45 acres	Hillhurst and Sevier Road	Approved
<b>Rail Overpass Project-Phase III</b>	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Approved
<b>Taverner Ridge Ph 5</b>	Residential Development	10 Lots	S. Lake River Drive	1 <sup>st</sup> Engineering Review Complete. 1 <sup>st</sup> Grading review complete.
<b>Cloverhill Phase 5 &amp; 6</b>	Residential Subdivision	75 lots	S. Royle Rd	Approved
<b>Teal Crest PUD</b>	Residential Subdivision	63 lots	S. Sevier Rd	2 <sup>nd</sup> Engineering Review Complete. Grading Approved.
<b>Altru</b>	Industrial Shell Building	7.98 acres	S. 11 <sup>th</sup> Street	Approved
<b>Taverner Ridge Ph. 10&amp;11</b>	Residential Development	115 lots	S. Hillhurst	Approved
<b>Ridgecrest Ph. 3</b>	Residential Development	103 Lots	S. 45 <sup>th</sup> Avenue	Approved
<b>Ridgecrest Ph. 4</b>	Residential Development	41 Lots	S. 45 <sup>th</sup> Avenue	3 <sup>rd</sup> Engineering Review Underway
<b>UR Lot 54</b>	Commercial Development	16.04 acres	S. 10 <sup>th</sup> Street	2 <sup>nd</sup> Grading Review Complete
<b>Quail Hill Ph 2</b>	Residential Development	149 Lots	S. 10 <sup>th</sup> Street	1 <sup>st</sup> Engineering Review Complete
<b>Keller/Seton</b>	Mixed Use Development	38.4 acres	N. 10 <sup>th</sup> Street	1 <sup>st</sup> Grading Review Complete
<b>UNFI Addition</b>	Commercial expansion		Union Ridge Parkway	Approved
<b>Ridgefield HS Addition</b>	Classroom addition		S Hillhurst Rd	Restricted grading approved. 1 <sup>st</sup> Engineering Review Complete
<b>View Ridge Middle School Repurpose</b>	Remodel from school to offices		Pioneer Street	1 <sup>st</sup> Engineering Review Complete

## Projects under construction

Name	Description	Size	Location	Status
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<b>Taverner Ridge Ph. 8 and 9</b>	Residential development	Ph. 8: 54 lots Ph. 9: 11 lots	South of existing phases	Utility Installation complete. Contractor completing punch list.
<b>Cedar Creek</b>	Residential development	31 Lots	N. 35 <sup>th</sup> Ave	Complete
<b>Ridgecrest Ph 1</b>	Residential development	330 lots	S. 45 <sup>th</sup> Ave	Complete
<b>Ridgecrest ph 2</b>	Residential development	71 lots	S 45 <sup>th</sup> Ave	Under Construction
<b>Ridgefield Middle Schools</b>	School	113,000 SF Building	S. Hillhurst Road	Under Construction
<b>Cloverhill Ph 5-6</b>	Residential Development	75 lots	S. Royle Rd	Utility Construction Underway
<b>Hillhurst Highlands</b>	Residential Subdivision	79 lots	Hillhurst Road	Under Construction
<b>The Village at Canyon Ridge</b>	Residential Subdivision	23 lots	N. 32 <sup>nd</sup> Ave	Complete
<b>Ridgefield modules</b>	School		S Hillhurst rd	Under Construction
<b>Kennedy Farm PUD</b>	Residential Subdivision	245 lots	NW Hillhurst Rd	Under Construction
<b>Taverner Ridge 10 and 11</b>	Residential Subdivision	115 lots	South of existing phases	Under Construction