



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 June 2018

Building Division

Summary of building permits by year

Building Permits	2014	2015	2016	2017	2018 (YTD)	June
Total permits	378	583	682	460	370	103
Commercial/ industrial permits	2	1	2	21	2	1
New home permits	104	216	320	158	111	23
Miscellaneous permits	272	366	360	281	257	79
Residential building permit application and review fees	\$636,561	\$1,001,785	\$1,261,698	\$708,726	\$453,601.50	\$85,958.40
Total building department receipts				\$963,669 (Sep 01- Dec 31)	\$2,919,400.62	\$634,604.25

Commercial and industrial building permits

Month (2018)	Project	Square Footage	Building Valuation	Status
February	Plastifab	1020	\$65,932.80	Issued
June	RORC-Community Building	5134	\$607,198.18	Issued

Totals for approved commercial and industrial buildings YTD: 2 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	51
Commercial/industrial pending	6
Miscellaneous pending	10
Grand total for all pending permits	67

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells (Ridgecrest Ph 1)	48	95
Taverner Ridge Ph 8	15	54
Quail Hill Ph. 1	33	61
Hawks Landing	53	57
Taverner Ridge Ph. 4	36	63
Cedar Creek	24	31
Cloverhill Ph 1	19	63
Kennedy Farms Ph 1	9	105

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
19th Street Cottages (PLZ-18-0041)	Short plat 7 lots for 5 detached cottages and open space	0.9 ac	2110 Pioneer St	May 22	Complete
Kemper Loop PUD (PLZ-18-0062)	Develop 59-lot PUD	15.6 ac	N 23 rd Ct	Jul 10	Jul 10 conference
Energy Electric Phase II (PLZ-18-0063)	Construct two new commercial buildings	1.38 ac	27118 NE 10 th Ave	Jun 27	Jun 27 conference
Holsinger Mixed Use (PLZ-18-0067)	Develop commercial and apartment mixed use in the CCB zone	14 ac	536 S 45 th Ave	Jul 10	Jul 10 conference
Paradise Found PUD (PLZ-18-0070)	Develop 204 SFR lots in the RLD-4 zone	111 ac	28216 NW 31 st Ave	Jul 17	Jul 17 conference

Name	Description	Size	Location	Date of conference	Status
Discovery Ridge Fueling Station Ph 3 (PLZ-18-0071)	Short plat 4 lots and 1 tract; develop fueling station and drive-thru coffee shop	15.4 ac	448 S 45 th Ave	TBD	Scheduling conference

Projects under review

Name	Description	Size	Location	Key dates	Status
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	Technically complete May 31; Public notice Jun 22; Hearing Jul 09	Public comment period
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	Final order Jun 05	Approved with conditions
Carty Rd Annex (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
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	Public notice Jun 20; comment period ends Jul 11	Public comment period
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	NOD Jun 07	Approved with conditions
Gee Creek Stabilization (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
Centerline Wireless Modification (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

Name	Description	Size	Location	Key dates	Status
Seton Mixed Use (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 th Ave	Final order Jun 27	Approved with conditions
Discovery Ridge Phase 1 (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 th Ave	Technically complete Jun 14; Public notice Jun 21; Comment periods end Jul 05 (SEPA) and Jul 12 (LU)	Public comment period
CPU Overhead Transmission (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 th Ave	Submitted May 08	On hold; finalizing pole size
Seven Wells Estates Phase 2 Final Plat (PLZ-18-0049) Final Plat	Final plat for 50 SFR lots	11.5 ac	S 18 th Dr east of S 45 th Ave	Hearing Jun 21	Approved with conditions
Royal View Final Plat (PLZ-18-0050) Final Plat	Final plat for 27 lots in Cloverhill PUD Phase 6	7.55 ac	S Royle Rd	Submitted May 17	Awaiting resubmittal
Magnolia Heights (PLZ-18-0053) Subdivision, SEPA, CAR	Develop 11 single family residential lots	2.98 ac	1956 N 3 rd Way	Submitted May 30	Under review
Vancouver Clinic Final Site Plan (PLZ-18-0056) Final Site Plan	Final site plan for Vancouver Clinic medical facility	2.48 ac	5515 Pioneer St	Submitted May 30	On hold until development complete
Vancouver Clinic Adjustment (PLZ-18-0058) Administrative Adjustment	Adjustment reducing distance from parking area to intersection	2.48 ac	5515 Pioneer St	Public notice Jun 14; comment period ends Jul 05	Public comment period
Clark College Legal Lot Determination (PLZ-18-0059) Legal Lot Determination	Legal lot determination prior to Clark College development (4 lots)	69.52 ac	100 N 65 th Ave	NOD Jun 25	Approved

Name	Description	Size	Location	Key dates	Status
Zanzi Legal Lot Determination (PLZ-18-0060)	Legal lot determination prior to residential development (1 lot)	1.15 ac	S 21 st Pl	Submitted Jun 07	Under review
Legal Lot Determination					
Kennedy Farms PUD Phase 3 Final Plat (PLZ-18-0064)	Final plat for 4 SFR lots in the RLD-4 zone	1 ac	S Hillhurst Rd and NW 229 th St	Submitted Jun 15	Under review
Final Plat					
Crown Castle Site Plan (PLZ-18-0066)	Install wireless communications equipment on existing facility	0.8 ac	5617 S 6 th Way	Submitted Jun 20	Under review
Type II Basic Site Plan					
Parcel 214211000 Short Plat (PLZ-18-0068)	Create three commercial lots	1.58 ac	SE corner of Pioneer St and S 65 th Ave	Submitted Jun 21	Under review
Short Plat					
New Elementary School (PLZ-18-0072)	Comp plan/zoning change from CNB/CRB to PF for public elementary school	27.36 ac	NW 279 th St and NW 5 th Ave	Submitted Jun 28	Under review
Comp Plan Amendment, Zone Change, SEPA					

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
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. 1 st Grading review complete.
Teal Crest PUD	Residential Subdivision	63 lots	S. Sevier Rd	2 nd Engineering Review Complete. Grading Approved.
UR Lot 54	Commercial Development	16.04 acres	S. 10 th Street	3rd Engineering Review Complete- Pending Land Use

Quail Hill Ph 2	Residential Development	149 Lots	S. 10 th Street	3 rd Engineering Review Underway
Keller/Seton	Mixed Use Development	38.4 acres	N. 10 th Street	1 st Grading Review Complete
UNFI Addition	Commercial expansion		Union Ridge Parkway	Grading and Utilities Approved. 1 st Engineering Review Underway
Weber-Pioneer	Residential Development	47 Lots	Pioneer Street	1 st Engineering Review Underway
Union Ridge Ranch	Residential Development	62 Lots	Between N 23 rd Place and N 20 th Place	Grading approved. 1 st Engineering Review Underway
Cloverhill Ph 7-8	Residential Development	59 Lots	Royle Road	Grading Under Review. 1 st Engineering Review Underway
Pioneer Village	Mixed Use Development	16 Commercial Lots, 300 Residential Units	Pioneer Street and 45 th Avenue	Grading Under Review
Greeley Acres	Residential Development	96 Lots	S 85 th Avenue	1 st Engineering Review Underway
Ridgefield Heights Ph 1 & 2	Residential Development	100 Lots	S 10 th Way	1 st Engineering Review Underway
Zephyr Point	Residential Development	6 Lots	S Hillhurst Road	2 nd Engineering Review Complete
Vancouver Clinic	Commercial Development	2.48 Acres	Pioneer Street	Approved
Cloverhill Ph 4	Residential Development	64 Lots	Royle Road	1 st Engineering Review Completed. Grading Review Underway
Ridgefield Apartments	Part of Pioneer Village	300 Apartment Units	Pioneer Street	Grading Under Review

Projects under construction

Name	Description	Size	Location	Status
Taverner Ridge Ph 8-9	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	Complete

Ridgecrest Ph 1	Residential development	330 lots	S. 45 th Ave	Complete
Ridgecrest Ph 2	Residential development	71 lots	S 45 th Ave	Under Construction
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	Under Construction
Cloverhill Ph 5-6	Residential Development	75 lots	S. Royle Rd	Utility Construction Underway
Hillhurst Highlands	Residential Subdivision	79 lots	Hillhurst Road	Under Construction
The Village at Canyon Ridge	Residential Subdivision	23 lots	N. 32 nd Ave	Complete
Ridgefield modules	School		S Hillhurst Rd	Complete
Kennedy Farm PUD	Residential Subdivision	245 lots	NW Hillhurst Rd	Under Construction
Taverner Ridge Ph 10-11	Residential Subdivision	115 lots	South of existing phases	Under Construction
Union Ridge Ranch	Residential Subdivision	62 lots	23 place	Under Construction
Quail Hill Ph 2	Residential Subdivision	149 lots	S 10 th street	Grading
Vancouver Clinic	Commercial		5515 Pioneer St	Under Construction
Ridgefield HS Addition	Classroom Addition		S Hillhurst Rd	Under Construction