



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY August 2018

Building Division

Summary of building permits by year

Building Permits	2014	2015	2016	2017	2018 (YTD)	August
Total permits	378	583	682	460	653	180
Commercial/ industrial permits	2	1	2	21	4	0
New home permits	104	216	320	158	202	44
Miscellaneous permits	272	366	360	281	447	136
Residential building permit application and review fees	\$636,561	\$1,001,785	\$1,261,698	\$708,726	\$786,455.30	\$163,458.20
Total building department receipts				\$963,669 (Sep 01- Dec 31)	\$4,999,494.70	\$987,616.08

Commercial and industrial building permits

Month (2018)	Project	Square Footage	Building Valuation	Status
February	Plastifab	1,020	\$65,932.80	Issued
June	RORC-Community Building	5,134	\$607,198.18	Issued
July	RHS - Addition (2 Story Classroom Bldg)	40,995	\$5,582,699.10	Issued
July	The Vancouver Clinic	15,410	\$1,891,115.20	Issued

Totals for approved commercial and industrial buildings YTD: 4 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	46
Commercial/industrial pending	17
Miscellaneous pending	16
Grand total for all pending permits	79

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells (Ridgecrest Ph 1)	64	78
Seven Wells (Ridgecrest Ph 2)	7	51
Heron Ridge Ph 2	34	37
Taverner Ridge Ph 8	20	54
Quail Hill Ph 1	43	61
Cedar Creek	24	31
Cloverhill Ph 1	30	63
Kennedy Farms Ph 1	44	105
The Village at Canyon Ridge	13	23

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Paradise Found PUD (PLZ-18-0070)	Develop 204 SFR lots in the RLD-4 zone	111 ac	28216 NW 31 st Ave	Jul 17	Complete
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	Jul 25	Complete
Meadow Ridge PUD (PLZ-18-0088)	Develop 21 lots in the RMD-16 zone	3.11 ac	2817 N Smythe Rd	Aug 14	Complete
Nye PUD (PLZ-18-0101)	Develop 68 lots in the RMD-16 and RLD-6 zones	19.07 ac	27805 NW 51 st Ave	Sep 11	Sep 11 conference

Projects under review

Name	Description	Size	Location	Key dates	Status
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 Ave	Submitted Feb 14	On hold
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	NOD Aug 20	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	Comment period closes Sep 26; Hearing Oct 15	Public comment period
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
Kennedy Farms PUD Phase 3 Final Plat (PLZ-18-0064) Final Plat	Final plat for 4 SFR lots in the RLD-4 zone	1 ac	S Hillhurst Rd and NW 229 th St	Submitted Jun 15	Awaiting resubmittal
Crown Castle Site Plan (PLZ-18-0066) Type II Basic Site Plan	Install wireless communications equipment on existing facility	0.8 ac	5617 S 6 th Way	NOD Aug 08	Approved with conditions
Parcel 214211000 Short Plat (PLZ-18-0068) Short Plat	Create three commercial lots	1.58 ac	SE corner of Pioneer St and S 65 th Ave	Submitted Jun 21	On hold pending BLA recording
New Elementary School (PLZ-18-0072) Comp Plan Amendment, Zone Change, SEPA	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	Planning Commission Oct 03	Under review

Name	Description	Size	Location	Key dates	Status
Pioneer Village CAR (PLZ-18-0077) Critical Areas Review	CAR as part of Pioneer Village (PLZ-17-0137)	36.91 ac	SW corner of Pioneer and 45 th	Technically incomplete	Awaiting resubmittal
Kemper Grove PUD (PLZ-18-0080) PUD, SEPA, CAR	Develop 189 single family lots in the RLD-6 and RMD-16 zones	29.54 ac	Smythe Rd and N 32 nd	1 st Technically incomplete Aug 13	Awaiting resubmittal
Union Ridge Lot 54 Final Site Plan (PLZ-18-0083) Final Site Plan	Final site plan for two light manufacturing, warehousing, storage buildings	16.04 ac	7100 S 10 th St	NOD August 07	Approved with conditions
RORC Monument Sign (PLZ-18-0084) Sign Permit	Freestanding sign for RORC	N/A	3101 S Hillhurst Rd	Submitted Jul 16	Awaiting resubmittal
Kennedy Farms East (PLZ-18-0085) PUD, SEPA, CAR	Develop 411 SFR lots in the RLD-4 zone	88 ac	23117 and 23115 NW Hillhurst Rd	1 st Technically incomplete Aug 13	Awaiting resubmittal
Seven Wells Estates Phase 3 (PLZ-18-0089) Final Plat	Final plat for 115 SFR lots	28.35 ac	East of S 45 th Ave at S 15 th St	Submitted Jul 27; comments Aug 23	Awaiting resubmittal
Seven Wells Estates Phase 4 (PLZ-18-0090) Final Plat	Final plat for 43 SFR lots	22.49 ac	East of S 45 th Ave at S 15 th St	Submitted Jul 27; comments Aug 27	Awaiting resubmittal
S 11th St PDR (PLZ-18-0091) Post-Decision Review	Post-decision review for modification of a light manufacturing and warehousing building with preliminary site plan approval	9.08 ac	5504 S 11 th St	Technically complete Aug 30	Working on decision
Wells Legal Lot Determination (PLZ-18-0093) Legal Lot Determination	Legal lot determination prior to short plat	0.25 ac	955 Cemetery Rd	Submitted Aug 07	On hold
Zephyr Point PDR (PLZ-18-0094) Post-Decision Review	Post-decision review for Zephyr Point short plat realigning the internal public street	2.41 ac	SE corner of S Hillhurst Rd and S 19 th Way	Submitted Aug 13	Under review
Paradise Found (PLZ-18-0095) PUD, SEPA, CAR	Develop 298 SFR lots on 111.72 acres in the RLD-4 zone, including two cottage clusters	111.72 ac	28216 NW 31 st Ave	Submitted Aug 14	Under review

Name	Description	Size	Location	Key dates	Status
Hillhurst Highlands (PLZ-18-0098) Final Plat	Final plat for 79 SFR lots	25.47 ac	S Hillhurst Rd across from S 29 th Ct	Submitted Aug 15; comments Aug 29	Awaiting resubmittal
Keller Seton (PLZ-18-0099) Final Plat	Final short plat dividing CNB/RMUO site into three commercial lots, three residential tracts, and an open space tract	38.4 ac	1200 NE 65 th Ave	NOD Aug 23	Approved with conditions
Natura Pest Management (PLZ-18-0100) Home Occupation	1,000 sf storage of pest management business supplies, pick-ups twice weekly	4.81 ac	2200 S Sevier Rd	TC Aug 20; comment period Aug 24 – Sep 14	Public comment period
Cosgrove Annexation (PLZ-18-0102) Petition to Annex	Annex R1-10 residential property	9.79 ac	3005 NW Carty Rd	Submitted Aug 22; City Council Sep 27	Under review
Pioneer East (PLZ-18-0103) Final Plat	Final plat for 149 lots in the EMUO (Union Ridge). Formerly Quail Hill.	13.2 ac	S 10 th St	Submitted Aug 28	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	Resubmitted after previous application expired.
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	3 rd Engineering Review Complete. Grading Approved.
Keller/Seton	Mixed Use Development	38.4 acres	N. 10 th Street	3 rd Engineering Review Underway. Grading Approved

UNFI Addition	Commercial expansion		Union Ridge Parkway	Approved
Weber-Pioneer	Residential Development	47 Lots	Pioneer Street	2 nd Engineering Review Underway. Grading approved.
Union Ridge Ranch	Residential Development	62 Lots	Between N 23 rd Place and N 20 th Place	Grading approved. 1 st Engineering Review Complete.
Cloverhill Ph 7-8	Residential Development	59 Lots	Royle Road	1 st Engineering Review Complete
Pioneer Village	Mixed Use Development	16 Commercial Lots, 300 Residential Units	Pioneer Street and 45 th Avenue	1 st Grading Review Complete
Greeley Acres	Residential Development	96 Lots	S 85 th Avenue	1 st Engineering Review Complete
Ridgefield Heights Ph 1 & 2	Residential Development	100 Lots	S 10 th Way	2 nd 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	On site engineering approved. 1 st Street improvements 1 st Engineering Review Complete.
Cloverhill Ph 4	Residential Development	64 Lots	Royle Road	2 nd Engineering Review Underway. Grading Approved.
Ridgefield Apartments	Part of Pioneer Village	300 Apartment Units	Pioneer Street	Grading Approved
Discovery Ridge Ph 1	Commercial Development	8.91 Acres	Pioneer Street and 45 th Avenue	Grading Approved

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.
Discovery Ridge	Commercial Development	8.91 acers	45 th and Pioneer	Grading

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
Unfi Addition	Commercial		Union Ridge Park way.	Under Construction

Clover Hill Ph 4	Residential Subdivision	63 Lots	45th Ave	Grading
Pioneer Village	Commercial Development	300 Apartments	Pioneer St	Grading
Lot 54	Commercial Development	Building pad	S 10th	Under Construction
