



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 2017

Building Division

Summary of Building Permits by Year

Building Permits	2013	2014	2015	2016	2017 (YTD)	January
Total Permits	435	378	594	680	32	32
Commercial/ Industrial Permits	4	2	1	2	0	0
New Home Permits	165	104	216	320	20	20
Miscellaneous Permits	266	272	366	360	12	12
Building Permit Application and Review Fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$71,405	\$71,405

Commercial/Industrial Building Permits

Month (2016)	Project	Square Footage	Building Valuation	Status
January	Well Reservoir	4,778	\$997,901	Issued
February	Abrams Park Bathroom	600	\$24,372	Closed
July	Port of Ridgefield – Washington Fish and Wildlife Building	39450	\$3,706,763.95	Issued

Totals for Approved Commercial/Industrial Buildings YTD: 3 projects

Pending Permits

Type of Permit	Total
Home permits approved & ready for issuance:	21
Home permits undergoing plan check:	20
Commercial/Industrial:	17
Misc.:	0

Type of Permit	Total
Grand Total for all Pending Permits:	58

SUBDIVISIONS WITH ISSUED BUILDING PERMITS

Subdivision	Issued Permits	Total Lots
Canterbury Trails	57	69
Hawks Landing	48	57
Pioneer Canyon Ph. 4	85	93
Taverner Ridge Ph. 4	37	63
Taverner Ridge Ph. 7	16	29
Bella Noche	14	34
Pioneer Place Ph. 1	7	7

Planning Division

Pre-application Conferences

Name	Description	Size	Location	Date of Conference	Status
Energy Electric (PLZ-17-0001)	Business office/Shop at home	1.38 ac	27118 NE 10th	January 24th	Notes Issued
Weber Pioneer PUD (PLZ-17-0005)	PUD/Subdivision, 29 units	19.24	3807 Pioneer St	Feb 14	Notice Issued

Projects Under Review

Name	Description	Size	Location	Key Dates	Status
Taverner Ridge PH 10 & 11 (PLZ 16-0059, 60) Preliminary PUD, Preliminary Subdivision Plat, SEPA Review	Develop 115 medium density residential lots	16.72 ac	S Sevier Rd & S Hillhurst Rd	Received Aug 8	TC Sept 19, SEPA and Notice Dec 20, Staff report Jan 12
Timm Road Industrial (PLZ-16-0072, 73 & 74) Preliminary Short Plat, Critical Areas Review, SEPA Review	Divide industrial parcel into nine lots with frontage and utility improvements	11.45 acres	S Timm Rd & S 13 th St	Received Sept 8	Issued TC Oct 6
Teal Crest (PLZ-16-0083 & 0084)	Subdivision	72.62 ac	S Sevier Road	Received Oct 24	Hearing Feb 15, 6:30
Rail Overpass (PLZ-16-0087 & 0089 Type III)	Shoreline Substantial Development Permit (SDDP)	NA	West end of Pioneer Street	October 24, 2016	Hearing Jan 05

Name	Description	Size	Location	Key Dates	Status
Cloverhill Farm PUD (PLZ-16-0088, 89 & 90)	453 units PUD	125.86 ac	Royle Rd	Application submitted Oct 27	Nov 23 - INC TC
Pioneer Place Final Plat (PLZ-16-0092)	Record 7 S.F. lots	9.38 ac	N 35 th	Application submitted Nov 4	Pending review
Pioneer PS SPR (PLZ-16-0095)	RLD-6 zone; Site plan for Pump Station	10.3 ac	Cedar Creek/Pioneer Place	Application submitted Nov 10	Jan 11 Notice for SEPA Land use
Union Ridge Lot 6 Mini Storage (PLZ-16-0100)	Final Site plan review			Submitted Dec 2	Pending
Hillhurst PUD/SEPA/CAR (PLZ-16-0104-0106)	RLD-4; 79 SFR detached lots	25 ac	24304 NW Hillhurst	Application submitted Dec 30	TC review
Quail Homes (PLZ -17 0002)	BLA - setback	1 lot	510 S 19 th Pl.	Submitted Jan 5	21-day notice sent Jan 18
Union Ridge Lot 1A (PLZ-17-0003 & 0004)	SPR & SEPA	1+ ac	Union Ridge	Submitted Jan 9	TC review pending

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 Review complete pending SEPA. Engineering review not yet submitted.
Hillhurst Commercial	Commercial Building, Site and Frontage Improvements	2.45 acres	Hillhurst and Sevier Road	1 st Engineering Review Complete/Grading Comments Issued
Rail Overpass Project-Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	1 st Engineering Review complete
Union Ridge Lot 6	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	2 nd Engineering Review Underway, Site Grading Permit Issued
Taverner Ridge Ph. 8&9	Residential Development	65 Lots	Southwest of Nighthawk Road	4 th Engineering Review Underway
Taverner Ridge Ph 5	Residential Development	10 Lots	S. Lake River Drive	1 st Engineering Review Underway

Quail Hill	Residential Development	61 Lots	Union Ridge	1 st Engineering Review Underway
-------------------	-------------------------	---------	-------------	---

PROJECTS UNDER CONSTRUCTION

Name	Description	Size	Location	Status
Hawk's Landing	Residential development	57 Lots	Hillhurst Rd, across from High School	Construction substantially complete
Bella Noche	Residential development	34 Lots	N. 35 th Ave	Utility Installation is Complete; Contractor completing punch list
Pioneer Place	Residential development	46 Lots	N. 35 th Ave	Utility Installation Complete
Taverner Ridge Ph. 8 and 9	Residential development	Ph. 8: 54 lots Ph. 9: 11 lots	South of existing phases	Grading Underway
Cedar Creek	Residential development	31 Lots	N. 35 th Ave	Grading Underway
Ridgecrest	Residential development	330 lots	S. 45 th Ave	Grading Underway