



## COMMUNITY DEVELOPMENT DEPARTMENT

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## DEVELOPMENT SUMMARY January 2020

### Building Division

#### Summary of building permits by year

Building Permits	2016	2017	2018	2019	2020 (YTD)	January
Total permits	682	460	879	1111	114	114
Commercial/ industrial permits	2	21	8	52	1	1
New home permits	320	158	313	364	39	39
Miscellaneous permits	360	281	558	695	74	74
Residential building permit application and review fees	\$1,261,698	\$708,726	\$1,151,708.50	\$1,269,723.00	\$131,085.90	\$131,085.90
Total building department receipts		\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$890,691.79	\$890,691.79

#### Commercial and industrial building permits

Month (2019)	Project	Square Footage	Building Valuation	Status
January	Pioneer 45 Apartments - Community Center	4,026	\$616,340.34	Closed
January	Pioneer 45 Apartments - Bldg A	10,474	\$1,074,660.79	Closed
January	Pioneer 45 Apartments - Bldg B	10,474	\$1,074,660.79	Finalized
January	Pioneer 45 Apartments - Bldg C	10,474	\$1,074,660.79	Closed
January	Pioneer 45 Apartments - Bldg D	10,474	\$1,074,660.79	Closed
January	Rosauers - Full Building	52,837	\$5,450,136.55	Closed

February	Pioneer 45 Apartments/In-Ground Gunite Pool and Spa	850	\$125,000.00	Closed
February	Pioneer 45 Apartments - Bldg E	12,548	\$1,283,474.78	Closed
February	Pioneer 45 Apartments - Bldg F	12,548	\$1,283,474.78	Closed
February	Pioneer 45 Apartments - Bldg G	10,509	\$1,074,660.79	Finalled
February	Pioneer 45 Apartments - Bldg H	12,548	\$1,283,474.78	Closed
March	Pioneer 45 Apartments - Bldg J	12,548	1,283,474.78	Finalled
March	Pioneer 45 Apartments - Bldg M	12,548	1,283,474.78	Closed
March	Pioneer 45 Apartments - Bldg N	12,548	1,283,474.78	Closed
March	Pioneer 45 Apartments - Bldg P	12,548	1,283,474.78	Closed
March	Pioneer 45 Apartments - Six Car Garage	1,313	58,599.19	Issued
March	Pioneer 45 Apartments - Maintenance Garage	1,200	126,456.00	Closed
April	Pioneer 45 Apartments - Five Car Garage	1,000	44,630.00	Closed
April	Pioneer 45 Apartments - Bldg Q	12,548	1,283,474.78	Closed
April	Pioneer 45 Apartments - Bldg R	12,548	1,283,474.78	Closed
April	Pioneer 45 Apartments - Bldg S	12,548	1,283,474.78	Closed
April	Pioneer 45 Apartments - Bldg T	12,548	1,283,474.78	Closed
May	Pioneer 45 Apartments - Bldg K	12,548	1,283,474.78	Issued
May	Pioneer 45 Apartments - Bldg L	10,509	1,074,660.79	Issued
May	Pioneer 45 Apartments - Bldg U	10,509	1,074,660.79	Issued
May	Pioneer 45 Apartments - Bldg V	12,548	1,283,474.78	Issued
May	Pioneer 45 Apartments - Bldg W	10,509	1,074,660.79	Issued
May	Pioneer 45 Apartments - Bldg X	12,548	1,283,474.78	Issued
May	Pioneer 45 Apartments - Bldg Y	10,509	1,074,660.79	Issued
May	Pioneer 45 Apartments - Bldg Z	12,548	1,283,474.78	Issued

May	Panattoni – S 11 <sup>th</sup> St	116,359	6,549,064.53	Issued
June	Pioneer 45 Apartments – Five Car Garage (#2)	1,000	44,630.00	Issued
June	Pioneer 45 Apartments – Building AA	10,509	1,074,660.79	Issued
June	Pioneer 45 Apartments – Building BB	10,509	1,074,660.79	Issued
June	Pioneer 45 Apartments – Building CC	10,509	1,074,660.79	Issued
July	Discovery Ridge Phase 1- Shell Only/Building 2	5,000	283,350.00	Issued
July	Discovery Ridge Phase 1- Shell Only/ Building 3	5,000	283,350.00	Closed
July	Discovery Ridge Phase 1- Shell Only/Building 4	5,000	283,350.00	Issued
July	Discovery Ridge Phase 1- Shell Only/Building 5	5,000	283,350.00	Issued
September	UNFI – New Truck Fueling Facility	2,112	245,436	Issued
September	Pioneer Apartments – 4 stall carports	720	32,134	Issued
September	Pioneer Apartments – 6 stall carports	1,080	48,200	Issued
September	Pioneer Apartments – 8 stall carports	1,440	64,267	Issued
September	Pioneer Apartments – 10 stall carports	720	32,134	Issued
October	Discovery Ridge Ph 2A/Taco Bell	1,979	263,187.21	Closed
December	Trademark Plumbing	19,540	2,150,810.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg A	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg E	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg F	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg G	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg H	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Community Center	3,200	489,888.00	Issued

**2019 Total for approved commercial and industrial buildings YTD: 52 projects**

Month (2020)	Project	Square Footage	Building Valuation	Status
January	Rosauers Fuel Center	2,664	\$308,538.64	Issued
<b>2020 Total for approved commercial and industrial buildings YTD: 1 project</b>				

### Commercial Tenant Improvement building permits

Month (2019)	Project	Square Footage	Building Valuation	Status
January	The Sportmans	0	3,000	Issued
January	Energy Electric	576	44,979.84	Closed
January	Ridgefield Commerce Center	33,000	280,000	Closed
February	Hudson Properties	80	2,000	Closed
March	Ridgefield Commerce Center	13,048	20,000	Closed
March	Chopra Unit	4,800	12,500	Closed
March	Chopra Unit	6,000	12,500	Closed
June	Trimaco	48,904	354,525.81	Closed
July	RHS - Remodel 4 Classrooms	4200	500,000	Closed
July	RACC-Early Learning Ctr	3200	435,776	Closed
September	Journey & Sons LLC	864	44.63	Closed
September	Ridgefield Commerce Center/Childs Trucking	128116	1,500	Issued
October	Discovery Ridge Ph 1 Bldg 2/Oasis Dental	2420	296,982.40	Issued
October	Discovery Ridge Ph 1/Rosauers Racking System	0	4700	Issued
October	Old Library Inn	1440	195,105.60	Issued
November	Trimaco	0	1,000	Issued
November	Grocery Outlet	29,520	142,500	Issued
November	Trimaco Bldg/Great West Fab	30,477	166,200	Finald
November	All True Industrial/Dock Modification	0	55,000	Closed
December	INFI Fueling Facility - Racking System Install	0	107,695.00	Issued
<b>2019 Total for approved commercial tenant improvement YTD : 20 projects</b>				

Month (2020)	Project	Square Footage	Building Valuation	Status
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2020 Total for approved commercial tenant improvement YTD : 0 projects

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## Pending permits

Type of permit	Total
Home permits pending	232
Commercial/industrial pending	55
Commercial/TI pending	11
Miscellaneous pending	24
<b>Grand total for all pending permits</b>	<b>322</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 1	75	78
Seven Wells Ph 2	45	51
Seven Wells Ph 3	39	104
Seven Wells Ph 4	22	44
Heron Ridge Ph 2	35	37
Taverner Ridge Ph 8	42	54
Taverner Ridge Ph 9	3	9
Taverner Ridge Ph 10	42	45
Taverner Ridge Ph 11	6	70
Quail Hill Ph 1	50	61
Cedar Creek	29	31
Cloverhill Ph 1	57	63
Cloverhill Ph 4	16	65
Hillhurst Highlands	58	79
Kennedy Farm Ph 1	87	105
Kennedy Farm Ph 2	41	141
Royal View	7	27
Royal Terrace	6	32
Pioneer East	24	148
Greely Farms Ph 1	14	96
Heron Woods	10	47
Union Ridge Ranch	4	67

# Planning Division

## Pre-application conferences

	Name	Description	Size	Location	Date of conference	Status
1	<b>Tri-Mountain Station</b> (PLZ-19-0152) Site Plan	Develop ten commercial buildings (remove existing RV park)	16 ac	109 S 65 <sup>th</sup> Ave	Jan 14	Complete
2	<b>Rose Estates</b> (PLZ-20-0001) Preliminary Short Plat	Nine lot detached single-family short plat	2.62 ac	3600 Pioneer St	Jan 28	Jan 28 conference
3	<b>Urban Downs II</b> (PLZ-20-0002) Preliminary PUD	144 single-family residential lots (18 attached and 116 detached)	33.49 ac	26603 NE 10 <sup>th</sup> Ave	Feb 11	Feb 11 conference
4	<b>Lakewood Gas</b> (PLZ-20-0003) Comprehensive Plan Amendment, Zone Change	Comp plan amendment and zone change to accommodate a commercial use adjacent to the CMU zone	0.28 ac	305 N 1 <sup>st</sup> Ave	Feb 11	Feb 11 conference

## Projects under review

	Name	Description	Size	Location	Key dates	Status
1	<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
2	<b>Pioneer Village CAR</b> (PLZ-18-0077) Critical Areas Review	CAR as part of Pioneer Village (PLZ-17-0137)	36.91 ac	SW corner of Pioneer and 45 <sup>th</sup>	Technically incomplete Aug 15	Received updated mitigation plan; will write NOD
3	<b>Greear Petition to Annex</b> (PLZ-19-0003) Petition to Annex	Petition to annex seven residential parcels	33.76 ac	NW Carty RD	Authorized by Council Jun 20	On hold pending Carty Road subarea plan
4	<b>Ridgefield Apartments Final Site Plan</b> (PLZ-19-0007) Final Site Plan	Final site plan for 300 multifamily apartment units	27.45 ac	4125 Pioneer St	Submitted Jan 25	On hold pending further site development
5	<b>Eagle Ridge Estates</b> (PLZ-19-0010-0013) Preliminary PUD, SEPA, CAR	Develop 23 SFR lots in the RLD-4 zone	5 ac	2361 S Hillhurst Rd	Final order Jan 23	Approved with conditions

	<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Key dates</b>	<b>Status</b>
<b>6</b>	<b>Holsinger Mixed Use Final Site Plan</b> (PLZ-19-0057) Final Site Plan	Final site plan for mixed residential, commercial, and office development	14 ac	536 S Royle Rd	Comments sent May 13	On hold May 24; request for additional information Dec 13
<b>7</b>	<b>Pioneer Village</b> (PLZ-19-0085-0087) Type II Binding Site Plan, Basic Site Plan, Boundary Line Adjustment	Develop a commercial/residential mixed-use site	9.46 ac	337 S Royle Rd	NOD Dec 31	Approved with conditions
<b>8</b>	<b>Kennedy Farms East PDR</b> (PLZ-19-0094) Type I Post-Decision Review	Redesign to relocate storm facility and reduce critical area impacts	80 ac	23115 NW Hillhurst Rd	1 <sup>st</sup> technically incomplete Aug 23	Awaiting resubmittal
<b>9</b>	<b>Hillhurst Heights</b> (PLZ-19-0109) PUD	Develop 43 single-family residential lots	15 ac	S Hillhurst Rd	Final order Jan 15	Approved with conditions
<b>10</b>	<b>Kemper Grove Phase 1 Final Plat</b> (PLZ-19-0111) Final Plat	Final plat for 36 medium density SFR lots	5 ac	487 N 32 <sup>nd</sup> Ct	Council Jan 23	Approved with conditions
<b>11</b>	<b>N 23<sup>rd</sup> Place</b> (PLZ-19-0114) Preliminary PUD, Critical Areas, SEPA	Develop 13 single-family residential lots in the RLD-4 zone	4.99 ac	N 23 <sup>rd</sup> Pl	Final order Jan 06	Approved with conditions
<b>12</b>	<b>Ridgefield Crossing Phase 2 Final Plat</b> (PLZ-19-0115) Final Plat	Final plat for 36 single-family residential lots in the Ridgefield Crossing mixed-use master plan	4.01 ac	S 56 <sup>th</sup> / Pioneer	Council Jan 23	Approved with conditions
<b>13</b>	<b>RSD New Elementary School</b> (PLZ-19-0116) Final Site Plan	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 <sup>th</sup> St	Submitted Oct 24	On hold pending site development
<b>14</b>	<b>Discovery Ridge Phase 1 Final Site Plan/Final Short Plat</b> (PLZ-19-0117-0118) Final Site Plan, Final Short Plat	Five commercial lots/buildings and associated site improvements in the CCB zone	8.66 ac	S Royle / Pioneer	NOD Jan 14	Approved with conditions
<b>15</b>	<b>Energy Electric</b> (PLZ-19-0122) Preliminary Short Plat	8-lot short plat for future development in the E zone	7.17 ac	27208 NE 10 <sup>th</sup> Ave	NOD Jan 16	Approved with conditions
<b>16</b>	<b>The Bluffs</b> (PLZ-19-0123-0125) Preliminary Site Plan, Legal Lot Determination, SEPA	Develop 2-story retail/office building and 3-story police station/office building	0.77 ac	211 N Main Ave	Public comment period ends Feb 06	NOD due Feb 20

	<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Key dates</b>	<b>Status</b>
17	<b>Ridgefield Crossing Post Decision Review</b> (PLZ-19-0129) Type II Post Decision Review	PDR to remove a condition of approval requiring a right-in right-out driveway on 65th St	N/A	Ridgefield Crossing, S 65 <sup>th</sup> Ave	NOD Jan 10	Approved with conditions
18	<b>Hillhurst Heights Adjustment</b> (PLZ-19-0130) Administrative Adjustment	Reduce area of Lots 17-24 and 30-35 in the Hillhurst Heights PUD	15 ac	S Hillhurst Rd	Final order Jan 15	Approved with conditions
19	<b>Hillhurst Heights SEPA, Critical Areas</b> (PLZ-19-0131-0132) SEPA and CAR	SEPA and Critical Areas Review for the Hillhurst Heights PUD	15 ac	S Hillhurst Rd	Final order Jan 15	Approved with conditions
20	<b>Urban Downs Final Plat</b> (PLZ-19-0133) Final Plat	Final plat for 27 single-family detached residential lots	7.74 ac	1120 NE 259 <sup>th</sup> St	2 <sup>nd</sup> staff comments sent Jan 29	Under review
21	<b>MAJ Ridgefield 7-11</b> (PLZ-19-0134-0136) Site Plan	Develop 4,238-sf 7-11 store with a 6-pump fueling station	1.08 ac	6625 Pioneer St	Technically incomplete	Awaiting resubmittal
22	<b>Fell Intent to Annex</b> (PLZ-19-0140) Intent to Annex	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 <sup>th</sup> St	Council Jan 09	Approved
23	<b>Fell Petition to Annex</b> (PLZ-19-0141) Petition to Annex	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 <sup>th</sup> St	Submitted Nov 20	Awaiting resubmittal
24	<b>Taco Bell Administrative Adjustment</b> (PLZ-19-0143) Administrative Adjustment	Administrative adjustment to increase the size of the Taco Bell drive-through menu	N/A	50 S 48 <sup>th</sup> Dr	NOD Jan 09	Approved with conditions
25	<b>Mill Plain Electric Site Plan</b> (PLZ-19-0144) Preliminary Basic Site Plan	Develop 22,189-sf office building and 20,000-sf shop	17 ac	NE 10 <sup>th</sup> Ave	Public comment period ends Jan 31	NOD due Feb 14
26	<b>Ridgefield Apartments Monument Sign</b> (PLZ-19-0145) Sign Permit	One monument entry sign	N/A	4125 S Settler Dr	NOD Jan 09	Approved with conditions
27	<b>Boyse Short Plat</b> (PLZ-19-0146) Preliminary Short Plat	Three lot short plat for existing single-family residence and future city park	9.85 ac	725 N 32 <sup>nd</sup> Ct	NOD Jan 13	Approved with conditions
28	<b>Sportsman's Sign</b> (PLZ-19-0149) Sign Permit	One projecting illuminated sign	N/A	121 N Main Ave	Submitted Dec 09	Awaiting additional information



	<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Key dates</b>	<b>Status</b>
29	<b>Taco Bell Final Site Plan</b> (PLZ-19-0150)  Final Site Plan	Commercial final site plan	0.52 ac	50 S 48 <sup>th</sup> Pl	NOD Jan 10	Approved with conditions
30	<b>Cloverhill Phase 3A Final Plat</b> (PLZ-19-0151)  Final Plat	Final plat for 36 detached SFR lots	6.8 ac	S 15 <sup>th</sup> St/S Royle Rd	2 <sup>nd</sup> staff comments sent Jan 23	Council Feb 13
31	<b>Taverner Ridge PH9 Lots 4/5 BLA</b> (PLZ-19-0153)  Boundary Line Adjustment	Adjust common lot line to accommodate setbacks and building footprints	0.59 ac	2369, 2391 S Taverner Ct	NOD Jan 06	Approved with conditions
32	<b>Oasis Dental Wall Sign</b> (PLZ-20-0004)  Sign Permit	Three illuminated building mounted wall signs	N/A	11 S 47 <sup>th</sup> Ave #101	Submitted Jan 23	Under review
33	<b>McCormick Creek Phase 1</b> (PLZ-20-0005)  Final Plat	Final plat for 53 detached single-family lots; previous Seton Subdivision	5.01 ac	N 10 <sup>th</sup> St	Submitted Jan 24	Under review

**Total Land Use projects under review: 33**

## Engineering Division

### Projects under review

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Status</b>
<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	Approved
<b>Greely Acres Offsite Improvements</b>	Intersection Improvements	3 Locations	Multiple	Approved pending WSDOT approval
<b>Cloverhill Ph 7-8</b>	Residential Development	59 Lots	Royle Road	6 <sup>th</sup> Engineering Review Underway
<b>Pioneer Village</b>	Mixed Use Development	16 Commercial Lots, 300 Residential Units	Pioneer Street and 45 <sup>th</sup> Avenue	Grading approved. 2 <sup>nd</sup> Engineering Review Complete.
<b>Ridgefield Heights Ph 1 &amp; 2</b>	Residential Development	100 Lots	S 10 <sup>th</sup> Way	2 <sup>nd</sup> Engineering Review Complete
<b>Mill Plain Electric</b>	Commercial	17 Acres	N 85 <sup>th</sup> Ave	1 <sup>st</sup> Engineering Review Complete

<b>Discovery Ridge Fueling Station</b>	Commercial	1.78 Acres	S 3 <sup>rd</sup> Street	Approved
<b>Timm Road RV Storage</b>	Commercial	15 Acres	Timm Road	1 <sup>st</sup> Grading Review Complete
<b>RSD New Elementary School</b>	Elementary School	27.36 Acres	N 10 <sup>th</sup> Street	1 <sup>st</sup> Engineering Review Complete
<b>Greely Farms 2A</b>	Residential Development	45 Lots	N. 85 <sup>th</sup> Ave	1 <sup>st</sup> Engineering Review Complete
<b>Kennedy East Phases 1 &amp; 2</b>	Residential Development	115 Lots	Hillhurst Road	1 <sup>st</sup> Engineering Review Complete
<b>N 23<sup>rd</sup> Place PUD</b>	Residential Development	13 Lots	N 3 <sup>rd</sup> Way	1 <sup>st</sup> Engineering Review Complete
<b>Columbia Credit Union</b>	Commercial	0.7 Acres	Pioneer and S 47 <sup>th</sup> Avenue	2 <sup>nd</sup> Engineering Review Complete
<b>Journey's Edge</b>	Residential Development	6 Lots	N 20 <sup>th</sup> Place	1 <sup>st</sup> Engineering Review Underway
<b>Kemper Grove Ph 2</b>	Residential Development	40 Lots	Pioneer and Smythe Road	2 <sup>nd</sup> Engineering Review Underway
<b>Energy Electric</b>	Commercial Development	7.17 Acres	N 85 <sup>th</sup> Avenue	2 <sup>nd</sup> Engineering Review Complete
<b>Hillhurst Heights</b>	Residential Development	43 Lots	Hillhurst Road	1 <sup>st</sup> Engineering Review Underway

## Projects under construction

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Status</b>
<b>Kemper Grove Estates</b>	Residential	36	N 32 Ave	Grading/Pipe
<b>Discovery Ridge</b>	Commercial Development	8.91 acers	45 <sup>th</sup> and Pioneer	Pipe/paving
<b>Cedar Creek</b>	Residential development	31 Lots	N 35 <sup>th</sup> Ave	Complete
<b>Heron Ridge/ Storm</b>	Capital project		Heron Drive	Complete
<b>Discovery Ridge Phase 2</b>	Commercial		Pioneer St	Grading

<b>Ridgefield Middle Schools</b>	School	113,000 SF Building	S Hillhurst Road	Complete
<b>Seton Subdivision</b>	Residential		N 10 St	Grading
<b>Holsinger</b>	Commercial/Residential	14 Acres	Royle Rd	Grading
<b>Ridgefield Crossing</b>	Commercial/Residential		Pioneer St	Under Construction
<b>Taverner Ridge Ph 10-11</b>	Residential Subdivision	115 lots	South of existing phases	Complete
<b>Cloverhill Ph 3</b>	Residential Subdivision	63 Lots	45th Ave	Pipe/Grading
<b>Pioneer Village</b>	Commercial Development	300 Apartments	Pioneer St	Grading
<b>Teal Crest</b>	Residential Subdivision	63 lots	Sevier Rd	Complete
<b>Greely Acres</b>	Residential Subdivision	96 lots	S 85 Ave	Complete
<b>Main Ave access project</b>	Commercial		Main Ave	Complete
<b>Urban Downs</b>	Commercial/Residential	7.33 acers	1120 NE 259 <sup>th</sup> St	Paving
<b>Royle Rd water line and widening</b>	Commercial		Royle Rd	Waterline/Grading
<b>Ridgefield Crossing</b>	Commercial	3 phases	Pioneer St	Punch list
<b>Heron Woods</b>	Residential		Pioneer St	Complete