



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 December 2018

Building Division

Summary of building permits by year

Building Permits	2014	2015	2016	2017	2018 (YTD)	December
Total permits	378	583	682	460	879	34
Commercial/ industrial permits	2	1	2	21	8	0
New home permits	104	216	320	158	313*	15
Miscellaneous permits	272	366	360	281	558	19
Residential building permit application and review fees	\$636,561	\$1,001,785	\$1,261,698	\$708,726	\$1,151,708.50**	\$52,044.30
Total building department receipts				\$963,669 (Sep 01- Dec 31)	\$7,778,504.30***	\$764,613.16

*There are corrections for the March and November CDD Monthly report. Therefore, the YTD total is adjusted to reflect the corrections.

** There are corrections made for the May and July CDD Monthly report. Therefore, the YTD total is adjusted to reflect the corrections.

*** There are corrections made for the January and May CDD Monthly report. Therefore, the YTD total is adjusted to reflect the corrections.

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
September	Trimaco - Shell Only	112,526	\$8,078,241.54	Issued
September	BedTech - office and warehouse	111,468	\$8,370,126.87	Issued
November	Keller Supply	58,959	\$4,478,921.39	Issued
November	UNFI - Addition	577,042	\$49,163,978.40	Issued

Totals for approved commercial and industrial buildings YTD: 8 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	66
Commercial/industrial pending	11
Miscellaneous pending	11
Grand total for all pending permits	88

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells (Ridgecrest Ph 1)	71	78
Seven Wells (Ridgecrest Ph 2)	47	51
Seven Wells Ph 4	1	43
Heron Ridge Ph 2	35	37
Taverner Ridge Ph 8	29	54
Quail Hill Ph 1	44	61
Cedar Creek	24	31
Cloverhill Ph 1	42	63
Hillhurst Highlands	11	79
Kennedy Farms Ph 1	64	105
Royal View	2	27

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Journey's Edge (PLZ-18-0128)	Develop 6 SFR lots and retain existing home	2.3 ac	229 N 20 th Pl	Nov 27	Complete
Greely Farms Phase 2 (PLZ-18-0129)	Develop 188 residential lots based on Development Agreement	30.5 ac	26821 NE 10 th Ave	Dec 11	Complete
Greely Farms Phase 3 (PLZ-18-0130)	Develop 138 residential lots based on Development Agreement	30.15 ac	26821 NE 10 th Ave	Dec 11	Complete
Union Ridge Lots 4 & 30 (PLZ-18-0142)	Develop 2 warehouse/distribution building shells and 2 speculative retail/commercial building shells	50 ac	6547 S 5 th St	Dec 18	Complete
Camp Bow Wow (PLZ-18-0143)	Develop animal kennel in the E zone	2.6 ac	S 11 th St	Jan 08	Jan 08 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
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
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 Aug 15	Awaiting JARPA review
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	Public hearing Nov 26	Continued to Jan 11
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	On hold Sep 10

Name	Description	Size	Location	Key dates	Status
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	Final order Dec 31	Approved with conditions
Kemper Loop (PLZ-18-0107) PUD, SEPA, CAR	Develop 53 SFR lots in the RLD-6 zone	18.7 ac	N 32 nd Ct	Final order Dec 14	Approved with conditions
Taverner Ridge Phase 10 (PLZ-18-0113) Final Plat	Final plat for 45 lots in the RMD-16 zone	7.9 ac	S Taverner Ct	Council hearing Dec 20	Second council hearing Jan 10
Royal Terrace Final Plat (PLZ-18-0116) Final Plat	Final plat for 32 SFR lots in the RLD-4 and RLD-8 zones, formerly Cloverhill Ph 5	18.38 ac	S Royle Rd	Comments sent Nov 05	Awaiting resubmittal
Holsinger Mixed Use (PLZ-18-0120-24, 27) RMUO Master Plan, Basic Site Plan, Boundary Line Adjustment, Legal Lot Determination	Develop two commercial buildings, eight multi-family apartment buildings, and associated site improvements using a Ridgefield Mixed Use Overlay (RMUO) master plan.	14 ac	536 S Royle Rd	Resubmitted Dec 18	Under review
Union Ridge Ranch Final Plat (PLZ-18-0126) Final Plat	Final plat for 67 SFR lots in the RLD-6 zone	14.8 ac	2014 N 3 rd Way	Council hearing Jan 24	Council hearing Jan 24
Kemper Grove Adjustment (PLZ-18-0131) Administrative Adjustment	Minimum frontage adjustment as part of Kemper Grove PUD	29.54 ac	Smythe Rd and N 32 nd	Public hearing Nov 26	Kemper Grove PUD continued to Jan 11
19th Court Cottages (PLZ-18-0132-134) Short Plat	Develop three cottages; project includes right-of-way vacation	0.9 ac	2010 Pioneer St	Submitted Nov 26	Under review
Kennedy Farms Phase 2 Final Plat (PLZ-18-0135) Final Plat	Final plat for 141 SFR lots in the RLD-4 zone	23.91 ac	S Hillhurst Rd and NW 229 th St	Submitted Nov 29	Under review
Centerline Solutions (PLZ-18-0136) Site Plan	Modify existing telecom facility	0.11 ac	117 N 3 rd Ave	Technically incomplete Dec 21	Awaiting resubmittal

Name	Description	Size	Location	Key dates	Status
RSD New Elementary School (PLZ-18-0137-0141) Site Plan, Short Plat, Administrative Adjustment, CAR, SEPA	Develop new elementary school campus for 550 students plus staff	27.36 ac	N 10 th St	Submitted Dec 10	On hold prior to Jan 01 when RUACP change is effective

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	1 st Engineering Review complete on re-submittal. Customer placed project on hold.
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	2 nd Engineering Review Underway. Limited grading approved.
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	Keller supply approved. Seton subdivision plans were not included after 1 st submittal.
Seton Subdivision	Mixed Use Development	38.4 acres	N. 10 th Street	1 st Engineering Review Underway.
Magnolia Heights	Residential Development	11 Lots	N. 20 th Place	2 nd Engineering Review Underway
Greely Acres Offsite Improvements	Intersection Improvements	3 Locations	Multiple	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	Grading approved

Greeley Acres	Residential Development	96 Lots	S 85 th Avenue	Approved
Ridgefield Heights Ph 1 & 2	Residential Development	100 Lots	S 10 th Way	2 nd Engineering Review Complete
Zephyr Point	Residential Development	6 Lots	S Hillhurst Road	3 rd Engineering Review Complete
Vancouver Clinic	Commercial Development	2.48 Acres	Pioneer Street	Approved
Cloverhill Ph 3A	Residential Development	35 Lots	Royle Road	1 st Engineering Review Complete
Ridgefield Apartments	Part of Pioneer Village	300 Apartment Units	Pioneer Street	Approved
Discovery Ridge Ph 1	Commercial Development	8.91 Acres	Pioneer Street and 45 th Avenue	Grading Approved. 2 nd Engineering Review Complete. Storm system and water system approved by separate submittal.
Ridgefield Crossing	Commercial/Residential Mixed Use	39.2 Acres	65 th Avenue and Pioneer Street	1 st Engineering Review Complete
Urban Downs	Commercial/Residential Mixed Use	7.33 Acres	1120 NE 259 th Street	1 st Grading Review Complete

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
Teal crest	Residential Subdivision	63 lots	Sevier Rd	Grading

Greely Acres	Residential Subdivision	96 lots	S 85 Ave	Grading
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Main Ave access project	Commercial		Main Ave	Pipe
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