



## 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: February 2017

### Building Division

#### Summary of Building Permits by Year

Building Permits	2013	2014	2015	2016	2017 (YTD)	February
Total Permits	435	378	594	680	78	46
Commercial/ Industrial Permits	4	2	1	2	0	0
New Home Permits	165	104	216	320	45	25
Miscellaneous Permits	266	272	366	360	33	21
Building Permit Application and Review Fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$157,918	\$86,513

#### Commercial/Industrial Building Permits

Month (2016)	Project	Square Footage	Building Valuation	Status
January	Well Reservoir	4,778	\$997,901	Closed
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:	12
Home permits undergoing plan check:	3
Commercial/Industrial:	18
Misc.:	0

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

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## SUBDIVISIONS WITH ISSUED BUILDING PERMITS

Subdivision	Issued Permits	Total Lots
Canterbury Trails	61	69
Hawks Landing	53	57
Pioneer Canyon Ph. 4	93	93
Taverner Ridge Ph. 4	37	63
Taverner Ridge Ph. 7	17	29
Bella Noche	23	34
Pioneer Place Ph. 1	7	7

## Planning Division

### Pre-application Conferences

Name	Description	Size	Location	Date of Conference	Status
<b>Energy Electric</b> (PLZ-17-0001)	Business office/Shop at home	1.38 ac	27118 NE 10th	January 24th	Notes Issued
<b>Weber Pioneer PUD</b> (PLZ-17-0005)	PUD/Subdivision, 29 units	19.24	3807 Pioneer St	Feb 14	Notice Issued
<b>23<sup>rd</sup> Place Subdivision</b> (PLZ-17-0008)	14-lot PUD/subdivision development	4.23 ac	N 23 <sup>rd</sup> Pl & N 3 <sup>rd</sup> Way	Feb 28	Pre- App done
<b>Non-Motorized Boat Launch</b> (PLZ-17-0010)	Upgrade and expand boat launch; Shorelines	NA	End of Mill St, WMU	Feb 28	Pre-app done
<b>Keller Supply Pre-App</b> (PLZ-17-0014)	48,000 S.F. building	3.87 ac	Union Ridge Lot 2	March 14	Distribute notice of pre-app

### Projects Under Review

Name	Description	Size	Location	Key Dates	Status
<b>Taverner Ridge PH 10 &amp; 11</b> (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	Complete

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Key Dates</b>	<b>Status</b>
<b>Timm Road Industrial</b> (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 <sup>th</sup> St	TC Oct 6	Notice to Reflector Mar 3
<b>Teal Crest</b> (PLZ-16-0083 & 0084)	Subdivision	72.62 ac	S Sevier Road	Public notice of hearing	Hearing Mar 2, 6:30
<b>Rail Overpass (PLZ-16- 0087 &amp; 0089 Type III</b>	Shoreline Substantial Development Permit (SDDP)	NA	West end of Pioneer Street	Ecology approval	Completed
<b>Cloverhill Farm PUD</b> (PLZ-16-0088, 89 & 90)	453 units PUD	125.86 ac	Royle Rd	Application submitted Oct 27	Mar 16 Hearing
<b>Pioneer Place Final Plat</b> (PLZ-16-0092)	Record 7 S.F. lots	9.38 ac	N 35 <sup>th</sup>	Application submitted Nov 4	Completed
<b>Pioneer PS SPR</b> (PLZ-16- 0095)	RLD-6 zone; Site plan for Pump Station	10.3 ac	Cedar Creek/Pioneer Place	Illegal activity	Decision issued Feb 28
<b>Union Ridge Lot 6 Mini Storage</b> (PLZ-16-0100)	Final Site plan review			Submitted Dec 2	Complete
<b>Hillhurst PUD/SEPA/CAR (PLZ- 16-0104-0106)</b>	RLD-4; 79 SFR detached lots	25 ac	24304 NW Hillhurst	Application submitted Dec 30	Feb 27 TC Incomplete
<b>Quail Homes</b> (PLZ -17 0002)	BLA - setback	1 lot	510 S 19 <sup>th</sup> Pl.	Submitted Jan 5	Complete
<b>Union Ridge Lot 1A</b> (PLZ- 17-0003 & 0004)	SPR & SEPA	1+ ac	Union Ridge	Submitted Jan 9	Notice to Reflector on March 2
<b>Chose Adjustment</b> (PLZ- 17-0006) Administrative Adjustment	Reduce residential front and rear yard setbacks by 20%	0.14 ac	1145 N 1 <sup>st</sup> Ave	Jan 25 Application	Complete
<b>Ridgecrest BLA</b> (PLZ-17- 0007) Boundary Line Adjustment	Adjust property lines to match zoning map	159 ac	S 45 <sup>th</sup> Ave	Feb 2 Received	Review pending
<b>S. 11<sup>th</sup> St Variance</b> (PLZ- 17-0011, 12 & 13)	Site Plan, Final Plat and Variance	3.87 ac	Lot 2 S Union Ridge Parkway	Feb 16	For TC
<b>19<sup>th</sup> Ct Cottages</b> (PLZ017- 0016)	Type 1 Site plan			Feb 27 application	Issue Mar 1

# Engineering Division

## Projects Under Review

Name	Description	Size	Location	Status
<b>S 11th St Industrial Building</b>	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
<b>19<sup>th</sup> Street Cottages</b>	Residential Development	7 lots	19 <sup>th</sup> CT and Pioneer St	Grading Review complete pending SEPA. Engineering review not yet submitted.
<b>Hillhurst Commercial</b>	Commercial Building, Site and Frontage Improvements	2.45 acres	Hillhurst and Sevier Road	1 <sup>st</sup> Engineering Review Complete/Grading Comments Issued
<b>Rail Overpass Project-Phase III</b>	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	1 <sup>st</sup> Engineering Review complete
<b>Union Ridge Lot 6</b>	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Under construction
<b>Taverner Ridge Ph. 8&amp;9</b>	Residential Development	65 Lots	Southwest of Nighthawk Road	4 <sup>th</sup> Engineering Review Complete
<b>Taverner Ridge Ph 5</b>	Residential Development	10 Lots	S. Lake River Drive	1 <sup>st</sup> Engineering Review Complete
<b>Quail Hill</b>	Residential Development	61 Lots	Union Ridge	1 <sup>st</sup> Engineering Review Complete

## PROJECTS UNDER CONSTRUCTION

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

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<b>Ridgecrest</b>	Residential development	330 lots	S. 45 <sup>th</sup> Ave	Grading Underway
<b>Union Ridge Lot 6</b>	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Utility Installation Underway

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