



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY February 2019

Building Division

Summary of building permits by year

Building Permits	2015	2016	2017	2018	2019 (YTD)	February
Total permits	583	682	460	879	130	70
Commercial/ industrial permits	1	2	21	8	11	5
New home permits	216	320	158	313	40	19
Miscellaneous permits	366	360	281	558	79	46
Residential building permit application and review fees	\$1,001,785	\$1,261,698	\$708,726	\$1,151,708.50	\$144,761.10	\$68,758.80
Total building department receipts			\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$1,502,122.66	\$830,424.62

Commercial and industrial building permits

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

February	Pioneer 45 Apartments/In-Ground Gunite Pool and Spa	850	\$125,000.00	Issued
February	Pioneer 45 Apartments - Bldg E	12,548	\$1,283,474.78	Issued
February	Pioneer 45 Apartments - Bldg F	12,548	\$1,283,474.78	Issued
February	Pioneer 45 Apartments - Bldg G	10,509	\$1,074,660.79	Issued
February	Pioneer 45 Apartments - Bldg H	12,548	\$1,283,474.78	Issued

Totals for approved commercial and industrial buildings YTD: 11 project

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	Ready

Totals for approved commercial and industrial buildings 2017: 1 project

Pending permits

Type of permit	Total
Home permits pending	79
Commercial/industrial pending	10
Miscellaneous pending	23
Grand total for all pending permits	112

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells (Ridgecrest Ph 1)	73	78
Seven Wells (Ridgecrest Ph 2)	52	51
Seven Wells Ph 4	2	43
Heron Ridge Ph 2	35	37
Taverner Ridge Ph 8	30	54
Quail Hill Ph 1	44	61
Cedar Creek	29	31
Cloverhill Ph 1	46	63
Hillhurst Highlands	22	79
Kennedy Farms Ph 1	68	105
Royal View	2	27

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Hillhurst Heights (PLZ-19-0004)	Develop 49 SFR lots in the RLD-4 zone	15.15 ac	2563 S Hillhurst Rd	Feb 12	Complete
Timm Road RV Storage (PLZ-19-0020)	RV and boat storage facility with future commercial/industrial phases	25.46 ac	1317 S Timm Rd	Feb 26	Feb 26 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)	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

Name	Description	Size	Location	Key dates	Status
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 25	Approved with conditions
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	Technically complete Jan 28; Public hearing Mar 11	Public hearing Mar 11
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	SEPA comment period Jan 15 – Jan 29	Public hearing Mar 11
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 Feb 14	Council hearing Mar 14
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, continued to Jan 25	Kemper Grove PUD approved with conditions
19th Court Cottages (PLZ-18-0132-134) Short Plat	Develop three cottages; project includes right-of-way vacation	0.9 ac	2010 Pioneer St	SEPA DNS issued Feb 27	Comments period ends Mar 20
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	Council hearing Feb 28	Approved
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 / owner consent
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	2 nd technically incomplete Feb 20	Awaiting resubmittal

Name	Description	Size	Location	Key dates	Status
Discovery Ridge Phase 3/4 SEPA (PLZ-19-0005) SEPA	SEPA review for Discovery Ridge future Phases 3 and 4	15.39 ac	448 S Royle Rd	Final SEPA DNS Feb 26	Approved with SEPA mitigation measures
Ridgefield Apartments Final Site Plan (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
Young Intent to Annex (PLZ-19-0008) Intent to Annex	Intent to annex residential parcel adjacent to Carty Rd	26.58 ac	2307 NW Carty Rd	Submitted Jan 28	Council Mar 14
Young Petition to Annex (PLZ-19-0009) Petition to Annex	Petition to annex residential parcel adjacent to Carty Rd	26.58 ac	2307 NW Carty Rd	Submitted Jan 28	On hold pending approval of intent to annex
Eagle Ridge Estates (PLZ-19-0010-0013) Preliminary PUD, SEPA, CAR	Develop 23 SFR lots in the RLD-4 zone	5 ac	2361 S Hillhurst Rd	Submitted Feb 07	Under review pending Council approval of DA and lot combination
Cloverhill Phase 4 Final Plat (PLZ-19-0014) Final Plat	Final plat for 65 SFR lots in the RLD-8 zone	14.68 ac	S 15 th St west of S Royle Rd	Submitted Feb 11	Comments sent Mar 01
Panattoni S 11th St Final Site Plan (PLZ-19-0015) Final Site Plan	Final site plan for industrial building	9.08 ac	5504 S 11 th St	Submitted Feb 13	Under review
Journey's Edge (PLZ-19-0016-0018) Preliminary Short Plat, SEPA, CAR	Five-lot residential short plat	2.79 ac	279 N 20 th Pl	Submitted Feb 13	Under review
Financial Advisors Inc. Sign Permit (PLZ-19-0019) Sign Permit	Building-mounted wall sign	0.39 ac	600 S 74 th Pl #108	Submitted Feb 13	Approved Feb 19
Ridgefield Garden Club Temp Sign (PLZ-19-0021) Sign Permit	Temporary banner sign	N/A	Pioneer St	Submitted Feb 19	Approved Feb 19
Borgstedt BLA (PLZ-19-0022) Boundary Line Adjustment	BLA for four residential lots	2.98 ac	N 20 th Pl	Submitted Feb 19	Under review

Name	Description	Size	Location	Key dates	Status
Ridgefield Youth Arts Month Temp Sign (PLZ-19-0023) Sign Permit	Temporary banner sign	N/A	Pioneer St	Submitted Feb 21	Approved Feb 21
Ridgefield Crossing (PLZ-19-0024) Preliminary Basic Site Plan	Site plan review for commercial portion of Ridgefield Crossing mixed use development	2.55 ac	S 65 th Ave	Submitted Feb 26	Under review
RSD Final Short Plat (PLZ-19-0025) Final Short Plat	Final short plat for Ridgefield Intermediate Schools site (3 lots)	46.25 ac	3101 & 3125 S Hillhurst Rd	Submitted Feb 27	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	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 Complete. Limited grading approved.
Teal Crest PUD	Residential Subdivision	63 lots	S. Sevier Rd	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 Complete.
Magnolia Heights	Residential Development	11 Lots	N. 20 th Place	Approved
Greely Acres Offsite Improvements	Intersection Improvements	3 Locations	Multiple	1 st Engineering Review Complete
Cloverhill Ph 7-8	Residential Development	59 Lots	Royle Road	2 nd 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
Cloverhill Ph 3A	Residential Development	35 Lots	Royle Road	1 st Engineering Review Complete
Discovery Ridge Ph 1	Commercial Development	8.91 Acres	Pioneer Street and 45 th Avenue	Grading Approved. 3rd 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	2 nd Engineering Review Complete
Urban Downs	Commercial/Residential Mixed Use	7.33 Acres	1120 NE 259 th Street	1 st Engineering Review Underway
Cloverhill Ph 2	Residential Development	78 Lots	Royle Road	1 st Engineering Review Underway

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
Cloverhill 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 /pipe
Greely Acres	Residential Subdivision	96 lots	S 85 Ave	Pipe
Main Ave access project	Commercial		Main Ave	Pipe
Magnolia Heights	Residential Subdivision	11 lots	N 20 th place	Pipe
Urban Downs	Commercial/Residential	7.33 acers	1120 ne 259 th St	Grading