



## COMMUNITY DEVELOPMENT DEPARTMENT

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## DEVELOPMENT SUMMARY: March 2017

### Building Division

#### Summary of Building Permits by Year

Building Permits	2013	2014	2015	2016	2017 (YTD)	March
Total Permits	435	378	594	680	151	73
Commercial/ Industrial Permits	4	2	1	2	13	13
New Home Permits	165	104	216	320	70	25
Miscellaneous Permits	266	272	366	360	68	35
Building Permit Application and Review Fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$297,221	\$139,303

#### Commercial/Industrial Building Permits

Month (2017)	Project	Square Footage	Building Valuation	Status
March	Ridgefield Mini Storage	3000	\$3,203,325	Issued
<b>Totals for Approved Commercial/Industrial Buildings YTD: 3 projects</b>				

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
<b>Totals for Approved Commercial/Industrial Buildings YTD: 3 projects</b>				

## Pending Permits

Type of Permit	Total
Home permits approved & ready for issuance:	9
Home permits undergoing plan check:	3
Commercial/Industrial:	1
Misc.:	3
<b>Grand Total for all Pending Permits:</b>	<b>16</b>

## SUBDIVISIONS WITH ISSUED BUILDING PERMITS

Subdivision	Issued Permits	Total Lots
Canterbury Trails	65	69
Hawks Landing	53	57
Taverner Ridge Ph. 4	37	63
Taverner Ridge Ph. 7	20	29
Bella Noche	33	34
Pioneer Place Ph. 1	7	7
Pioneer Place Ph. 2	7	39

## Planning Division

### Pre-application Conferences

Name	Description	Size	Location	Date of Conference	Status
<b>Energy Electric</b> (PLZ-17-0001)	Business office/shop at existing home	1.38 ac	27118 NE 10 <sup>th</sup> St	Jan 24, 1pm	Feb 6 final notes
<b>Weber Pioneer PUD</b> (PLZ-17-0005)	PUD/subdivision, 29 single-family units	19.24 ac	3807 Pioneer St	Feb 14, 1pm	Mar 1 final notes
<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, 1pm	Mar 10 final notes
<b>Non-Motorized Boat Launch</b> (PLZ-17-0010)	Upgrade and expand boat launch; Shorelines Issues	NA	End of Mill St WMU	Feb 28 3:00 PM	Finalize notes

Name	Description	Size	Location	Date of Conference	Status
<b>Keller Supply Pre-App</b> (PLZ-17-0014)	48,000 S.F. building	3.87 ac	Union Ridge Lot 2	Mar 14 1:00 PM	Finalize notes
<b>Ridgefield Crossing</b> (PLZ-17-0022)	RMUO: Binding Site Plan/Subdivision: MDR & Storage	39 ac	6994 S. 5 <sup>th</sup> St	Mar 21	Pending

## Projects Under Review

Name	Description	Size	Location	Key Dates	Status
<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	Oct 6 TC issued	Feb 8 Issue SEPA and public notice; March 1 Comment ends
<b>Teal Crest PUD</b> (PLZ-16-0083 & 84)  Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review	Develop 63 single-family lots	72.62 ac	West end of S Sevier Rd	March 1 hearing postponed	Mar 21 hearing
<b>Rail Overpass</b> (PLZ-16-0087 & 89)  Shoreline Substantial Development Permit	Extend Pioneer St via overpass	NA	West end of Pioneer St		Jan 10 Final Order; WDOE comment period ended Mar 15
<b>Cloverhill Farm PUD</b> (PLZ-16-0088, 89 & 90)  Preliminary PUD, Preliminary Subdivision Plat, Critical Areas Review, SEPA Review	Develop 453 single-family lots with open space and infrastructure	125.86 ac	Royle Rd	Hearing scheduled March 16	Mar 16 hearing
<b>Pioneer Place Pump Station</b> (PLZ-16-0095 & 96)  Type II Site Plan Review, SEPA Review, Critical Areas Review	Type II Site Plan Review, SEPA Review, Critical Areas Review	0.67 ac	N 35 <sup>th</sup> Ave north of N 10 <sup>th</sup> St	Feb 01 Comment period closed	Mar 01 issued final NOD;

Name	Description	Size	Location	Key Dates	Status
<b>Hillhurst Highlands PUD</b> (PLZ-16-0104, 105, 106) Preliminary PUD, Preliminary Subdivision Plat, Critical Areas Review, SEPA Review	Develop 79 single-family detached lots in RLD-4 zone	25 ac	24304 NW Hillhurst	Jan 27 Technically incomplete	Feb 27 2 <sup>nd</sup> Incomplete
<b>Quail Homes</b> (PLZ -17-0002) Administrative Adjustment	Reduce residential side setback by 20% due to steep slopes	0.32 ac	510 S 19 <sup>th</sup> Pl	Jan 05 Received	Feb 03 issued NOD
<b>Union Ridge Lot 1A (PLZ-17-0003 &amp; 04)</b> <b>Type II Site Plan Review, SEPA Review</b>	Construct 53,100-SF industrial facility with office, warehouse, and shops	3.93 ac	S Union Ridge Pkwy & S 5 <sup>th</sup> St	Jan 09 Received	Mar 29 SEPA and LU comment period closes
<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 received application	Feb 21 issued NOD
<b>Ridgecrest BLA</b> (PLZ-17-0007) Administrative Adjustment	Adjust property lines to match zoning map	159 ac	S 45 <sup>th</sup> Ave	Feb 02 received application	Feb 27 issued NOD
<b>S. 11<sup>th</sup> St Site Plan &amp; CUP Review</b> (PLZ-17-0013) Type II Site Plan Review	Develop 76,000-SF self-storage facility; T-III CUP	3.87 ac	NW corner of S 11 <sup>th</sup> St and S Timm Rd	Mar 09 Technically incomplete	Mar 17 new materials submitted – need CUP material
<b>19<sup>th</sup> Ct Cottages</b> (PLZ-17-0016)	Type 1 Site plan			Feb 27 application	Mar 1 Issued NOD
<b>Villail at Canyon Ridge PUD</b> (PLZ-17-0018-0021) Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review, Archaeological Predetermination	Develop 22 townhomes and 1 SFR in RLD-16 zone	4 ac	195 N 32 <sup>nd</sup> Ct	Feb 27 submittal	TC review
<b>Ridgefield Schools 5-8</b> (PLZ-17-0023-0026) Type II Site Plan Review, SEPA Review, Critical Areas Review	Develop a public school building to house Ridgefield Intermediate and View Ridge Middle Schools	57.5 ac	S Hillhurst	Mar 01 submittal	TC review

Name	Description	Size	Location	Key Dates	Status
<b>Kennedy Farms PUD</b> (PLZ-17-0028-0031)	Develop 245 SFR in RLD-4 zone	53.5 ac	S Hillhurst	Mar 08 submittal	TC review
Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review, Archaeological Predetermination					

## 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 issued for single building only. 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	5 <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 is Complete; Contractor completing punch list
<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
<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