



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: APRIL 2017

Building Division

Summary of Building Permits by Year

Building Permits	2013	2014	2015	2016	2017 (YTD)	April
Total Permits	435	378	583	682	179	28
Commercial/ Industrial Permits	4	2	1	2	13	0
New Home Permits	165	104	216	320	85	15
Miscellaneous Permits	266	272	366	360	81	13
Building Permit Application and Review Fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$356,760	\$59,539

Commercial/Industrial Building Permits

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

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:	5
Home permits undergoing plan check:	3
Commercial/Industrial:	0
Misc.:	3
Grand Total for all Pending Permits:	11

SUBDIVISIONS WITH ISSUED BUILDING PERMITS

Subdivision	Issued Permits	Total Lots
Canterbury Trails	67	69
Hawks Landing	53	57
Taverner Ridge Ph. 4	37	63
Taverner Ridge Ph. 7	22	29
Bella Noche	33	34
Pioneer Place Ph. 1	7	7
Pioneer Place Ph. 2	16	39

Planning Division

Pre-application Conferences

Name	Description	Size	Location	Date of Conference	Status
Non-Motorized Boat Launch (PLZ-17-0010)	Upgrade and expand boat launch; Shorelines Issues	NA	End of Mill St WMU	Feb 28	Apr 20 issued notes
Boss Products (PLZ-17-0036)	Develop 23,470-SF office, manufacturing, and warehousing building	2.54 ac	Union Ridge Lot 1B	Apr 11	Apr 24 issued notes
WaterView Condos (PLZ-17-0039)	Develop 27,000-SF residential, office, and commercial building	0.11 ac	116 S Main St	May 09	May 09 conference

Projects Under Review

Name	Description	Size	Location	Key Dates	Status
Timm Road Industrial (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 ac	S Timm Rd & S 13 th St	Oct 6 TC issued; Mar 01 end of public comment period	WDFW review
Teal Crest PUD (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	Mar 21 hearing	Apr 24 final order
Cloverhill Farm PUD (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	Mar 16 hearing	Apr 11 final order
Hillhurst Highlands PUD (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	Apr 13 technically complete	Public comment period; May 15 hearing
Union Ridge Lot 1A (PLZ-17-0003 & 04) Type II Site Plan Review, SEPA Review	Construct 53,100-SF industrial facility with office, warehouse, and shops	3.93 ac	S Union Ridge Pkwy & S 5 th St	Jan 09 received application	Apr 11 issued NOD
S. 11th St Site Plan & CUP Review (PLZ-17-0013,32,33) CUP, Site Plan Review	Develop 76,000-SF self-storage facility; T-III CUP	3.87 ac	NW corner of S 11 th St and S Timm Rd	Apr 27 revised staff report	May 02 hearing
Village at Canyon Ridge PUD (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 nd Ct	Apr 21 technically complete	Public comment period; May 18 hearing
Ridgefield Schools 5-8 (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 Rd	Apr 14 technically complete	Public comment period

Name	Description	Size	Location	Key Dates	Status
Kennedy Farms PUD (PLZ-17-0028-0031) Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review, Archaeological Predetermination	Develop 245 SFR in RLD-4 zone	53.5 ac	S Hillhurst Rd	Mar 31 technically incomplete	Awaiting resubmittal
Union Ridge Elementary Modular Classrooms (PLZ-17- 0037) Type I Site Plan Review	Construct 3 modular classroom buildings	N/A	Union Ridge Elementary, N 5 th Ave	Apr 03 received application	Apr 24 issued NOD
Ridgefield High Modular Classrooms (PLZ-17-0038) Type I Site Plan Review	Construct 2 modular classroom buildings	N/A	Ridgefield High, S Hillhurst Rd	Apr 03 received application	Apr 24 issued NOD

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	3rd Engineering Review Complete. Waiting on final plans and storm agreement
19th Street Cottages	Residential Development	7 lots	19 th CT and Pioneer St	Grading issued for single building only. Engineering review not yet submitted.
Hillhurst Commercial	Commercial Building, Site and Frontage Improvements	2.45 acres	Hillhurst and Sevier Road	2nd Engineering Review Underway
Rail Overpass Project- Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	1 st Engineering Review complete
Union Ridge Lot 6	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Under construction
Taverner Ridge Ph. 8&9	Residential Development	65 Lots	Southwest of Nighthawk Road	Under construction
Taverner Ridge Ph 5	Residential Development	10 Lots	S. Lake River Drive	1 st Engineering Review Complete
Quail Hill	Residential Development	61 Lots	Union Ridge	1 st Engineering Review Complete

S. 11th Street Storage	Warehouse building and site improvements	3.91 acres	S. 11 th Street	1 st Engineering Review underway
Ridgecrest Phase I	Residential Development	57 lots	S. 45 th Ave	1 st Engineering Review underway
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	1 st Engineering/Grading Review underway
Cloverhill Phase I	Residential Development	63 lots	S. 45 th Avenue	1 st Engineering Review underway

PROJECTS UNDER CONSTRUCTION

Name	Description	Size	Location	Status
Hawk's Landing	Residential development	57 Lots	Hillhurst Rd, across from High School	Construction substantially complete
Bella Noche	Residential development	34 Lots	N. 35 th Ave	Utility Installation is Complete; Contractor completing punch list
Pioneer Place	Residential development	46 Lots	N. 35 th Ave	Utility Installation is Complete; Contractor completing punch list
Taverner Ridge Ph. 8 and 9	Residential development	Ph. 8: 54 lots Ph. 9: 11 lots	South of existing phases	Grading Underway
Cedar Creek	Residential development	31 Lots	N. 35 th Ave	Utility Installation underway
Ridgecrest	Residential development	330 lots	S. 45 th Ave	Grading Underway
Union Ridge Lot 6	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Utility Installation Underway
Taverner Ridge Ph. 8&9	Residential Development	65 Lots	Southwest of Nighthawk Road	Utility construction beginning soon