



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY: May 2017

Building Division

Summary of Building Permits by Year

Building Permits	2013	2014	2015	2016	2017 (YTD)	May
Total Permits	435	378	583	682	221	42
Commercial/ Industrial Permits	4	2	1	2	13	0
New Home Permits	165	104	216	320	96	11
Miscellaneous Permits	266	272	366	360	112	31
Building Permit Application and Review Fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$397,940	\$41,181

Commercial/Industrial Building Permits

Month (2017)	Project	Square Footage	Building Valuation	Status
May	Hillhurst Commercial Buildings A and B	11,000	\$623,370	Under Review
April	Ridgefield School K-8	145,300	\$25,015,121	Under Review
February	FlowServe	53,004	\$5,533,235	Under Review
February	Energy Electric	5,000	\$283,350	Under Review
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
March	Ridgefield Mini Storage	3,000	\$3,203,325	Issued

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:	7
Home permits undergoing plan check:	6
Commercial/Industrial:	13
Misc.:	10
Grand Total for all Pending Permits:	36

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	25	29
Bella Noche	33	34
Pioneer Place Ph. 1	7	7
Pioneer Place Ph. 2	22	39

Planning Division

Pre-application Conferences

Name	Description	Size	Location	Date of Conference	Status
WaterView Condos (PLZ-17-0039)	Develop 27,000-SF residential, office, and commercial building	0.11 ac	116 S Main St	May 09	Completed
Corwin Pedestrian Trail (PLZ-17-0056)	Construct 0.55-mile ped trail including 50-ft boardwalk	0.55 mi	219 S Timm Rd	Jun 13	Jun 13 conference
Gee Creek Trail (PLZ-17-0061)	Construct north segment of Gee Creek Trail	0.54 mi	N Heron Dr to NW Main Ave @ Gee Creek	Jun 13	Jun 13 conference

Name	Description	Size	Location	Date of Conference	Status
Vista Ridge PUD (PLZ-17-0062)	Develop 54 residential lots	23.36 ac	1108 S Hillhurst Rd	TBD	Submitted May 31

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
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	May 15 hearing	Record held open until Jun 09
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	May 02 hearing	Final order May 05
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	May 18 hearing	Final order May 30
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	May 03 end SEPA comment period; May 08 end land use comment period	May 22 draft staff report. Awaiting additional traffic information.
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	NW Hillhurst Rd	Jun 01 hearing	Jun 01 hearing

Name	Description	Size	Location	Key Dates	Status
RORC (PLZ-17-0041) Type II Site Plan Review, SEPA Review, Critical Areas Review	Construct regional sports facility	32 ac	NW Hillhurst Rd	Submitted May 02	May 31 TC
Cedar Creek Subdivision (PLZ-17- 0045) Post-Decision Review	Modify preliminary plat, reduce dimensional standards	10.13 ac	764 N 32 nd Ct		
Keller Supply (PLZ-17- 0046) Type II Site Plan Review, SEPA Review, Archaeological Predetermination	Develop 48,000-SF office/distribution building in the E zone with EMUO	3.87 ac	Union Ridge Lot 2	Submitted May 04; 1 st technically incomplete May 26	Project on hold
FlowServe Final Site Plan (PLZ-17-0048) Final Site Plan Review	Final site plan review	3.32 ac	Union Ridge Lot 1A	Submitted May 08	Under review
Greely Acres PUD (PLZ- 17-0049) Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review	Develop 97 SFR in RLD- 6 zone	19.04 ac	27201 NE 10 th Ave	Submitted May 11; TC due Jun 08	TC review
Wertz BLA (PLZ-17- 0053) Type I Boundary Line Adjustment	Residential boundary line adjustment	4.69 ac	658 N 32 nd Ct	Submitted May 17	Under review
Energy Electric (PLZ-17- 0055) Type II Site Plan Review, SEPA Review	Convert existing single-family residence to office use and construct 5,000-SF shop in the E zone	1.38 ac	27118 NE 10 th Ave	Submitted May 18; TC due June 15	TC review
BRT LLC BLA (PLZ-17- 0057) Type I Boundary Line Adjustment	Residential boundary line adjustment	0.28 ac	305 N 1 st Ave and adjacent vacant parcel	Submitted May 24	Under review
WDFW Final Site Plan (PLZ-17-0059) Final Site Plan Review	Final site plan review	3.78 ac	5525 S 11 th St	Submitted May 24	Under review
Hillhurst Commercial Final Site Plan (PLZ-17- 0060) Final Site Plan Review	Final site plan review	2.45 ac	S Hillhurst Rd at S Sevier Rd	Submitted May 30	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	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	2nd Engineering Review Underway
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	2nd Engineering Review Underway
S. 11th Street Storage	Warehouse building and site improvements	3.91 acres	S. 11 th Street	2nd Engineering Review underway
Ridgecrest Phase I	Residential Development	57 lots	S. 45 th Ave	2nd Engineering Review underway
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	1 st Engineering Review Complete. Grading permit issued.
Cloverhill Phase I	Residential Development	63 lots	S. 45 th Avenue	2 nd Engineering Review underway
Union Ridge Lot 1A-Flowserve	Warehouse building and site improvements	3.93 acres	Union Ridge Parkway	1 st Engineering Review complete, grading permit issued.
Cloverhill Phase 5 & 6	Residential Subdivision	75 lots	S. Royle Rd	Grading only under review
Teal Crest PUD	Residential Subdivision	63 lots	S. Sevier Rd	1 st Engineering Review Underway
Kennedy Farm PUD	Residential Subdivision	245 lots	NW Hillhurst Rd	Grading only under review

The Village at Canyon Ridge	Residential Subdivision	23 lots	N. 32 nd Ave	Grading only under review
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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, Utility construction beginning soon
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
Union Ridge Lot 1a	Warehouse building and site improvements	3.93 acres	Union Ridge Parkway	Grading Underway
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	Grading Underway