



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: July 2017

Building Division

Summary of Building Permits by Year

Building Permits	2013	2014	2015	2016	2017 (YTD)	July
Total Permits	435	378	583	682	297	25
Commercial/ Industrial Permits	4	2	1	2	14	0
New Home Permits	165	104	216	320	106	4
Miscellaneous Permits	266	272	366	360	177	21
Building Permit Application and Review Fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$478,807	\$16,111

Commercial/Industrial Building Permits

Month (2017)	Project	Square Footage	Building Valuation	Status
June	Altru Ventures	130,352	\$10,225,677	Under Review
June	Ridgefield Self Storage	71320	\$6,147,784	Under Review
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	Issued
February	Energy Electric	5,000	\$283,350	Under Review
Totals for Approved Commercial/Industrial Buildings YTD:				
6 projects				

**Month
(2016)**

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:	15
Home permits undergoing plan check:	8
Commercial/Industrial:	14
Misc.:	1
Grand Total for all Pending Permits:	38

SUBDIVISIONS WITH ISSUED BUILDING PERMITS

Subdivision	Issued Permits	Total Lots
Canterbury Trails	68	69
Hawks Landing	53	57
Taverner Ridge Ph. 4	37	63
Taverner Ridge Ph. 7	27	29
Bella Noche	33	34
Pioneer Place Ph. 1	7	7
Pioneer Place Ph. 2	27	39

Planning Division

Pre-application Conferences

Name	Description	Size	Location	Date of Conference	Status
Corwin Pedestrian Trail (PLZ-17-0056)	Construct 0.55-mile ped trail including 50-ft boardwalk	0.55 mi	219 S Timm Rd	Jun 27	Completed

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	Jun 27	Completed
Quail Hill Subdivision (PLZ-17-0066)	Subdivide 13.2 acres into 184 townhome lots	13.2 ac	S 10 th St	Jul 11	Completed
Boyse PUD (PLZ-17-0068)	Develop 23-lot SFR PUD in the RLD-6 zone	10 ac	N 32 nd Ct	Aug 08	Aug 08 conference
Ridgefield Apartments (PLZ-17-0071)	Develop 320 multifamily apartment units in the RMD-16 zone	20 ac	Pioneer St west of S 45 th Ave	Aug 08	Aug 08 conference
Union Ridge Ranch PUD (PLZ-17-0074)	Develop 64 residential lots in the RLD-6 zone	14.8 ac	N 3 rd Way	Aug 22	Aug 22 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	On hold
Pioneer Place Pump Station (PLZ-16-0095, 96)					Waiting for Final Site Plan Submittal
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 22 draft staff report	Awaiting final site plan and CA resolution from applicant
RORC (PLZ-17-0041) Type II Site Plan Review, SEPA Review, Critical Areas Review	Construct regional sports facility	32 ac	NW Hillhurst Rd	Comment periods end Jun 21 (SEPA) and Jun 28 (land use)	July 5: Wetland classification challenged, need to resolve before proceeding, updated report due Aug 15
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 per applicant's request

Name	Description	Size	Location	Key Dates	Status
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; NOD Jul 25	Approved
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	1 st technically incomplete Jun 08	On hold at applicant's request to gather additional materials in response to TC
Energy Electric (PLZ-17-0055) Type II Site Plan Review, SEPA Review	Construct 4,995-SF industrial shop in the E zone, adjacent to existing office	1.38 ac	27118 NE 10 th Ave	TC Jun 14; NOD Jul 13	Approved with conditions
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; NOD Jul 08	Approved
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	Awaiting additional information
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; NOD Jul 17	Approved
Altru Final Site Plan (PLZ-17-0067) Final Site Plan Review	Final site plan review	6.02 ac	S 11 th St	Submitted Jun 22; NOD Jul 17	Approved
Taverner Ridge Phase 10/11 Site Plan (PLZ-17-0069) Site Plan Review	Site Plan review	16.72 ac	S Hillhurst Rd	Submitted Jul 10	Under review
Johnston Family Trust LLD (PLZ-17-0070) Legal Lot Determination	Legal lot determination in the RLD-4 zone	1.5 ac	S 21 st Pl	Submitted Jul 07	Under review
DeaMor Parking Lot Final Site Plan (PLZ-17-0072) Final Site Plan	Final site plan review	2 ac	S 11 th St	Submitted Jul 19	Under review
Cedar Creek Final Plat (PLZ-17-0073) Final Plat	Final plat	10.13 ac	N 32 nd Ct	Submitted Jul 19	Under review

Name	Description	Size	Location	Key Dates	Status
Pfeifer LLD (PLZ-17-0075)	Legal lot determination in the RLD-4 zone	9.79 ac	S Sevier Rd	Submitted Jul 28	Under review
Legal Lot Determination					
N 12th BLA (PLZ-17-0076)	BLA in the RLD-4 zone	0.22 ac	640 N 12 th Ct	Submitted Jul 31	Under review
Boundary Line Adjustment					

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	Approved
Rail Overpass Project-Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Approved
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 Ph 1	Residential Development	61 Lots	Union Ridge	Under Construction
S. 11th Street Storage	Warehouse building and site improvements	3.91 acres	S. 11 th Street	Under Construction
Ridgecrest Phase I	Residential Development	57 lots	S. 45 th Ave	Under Construction
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	Under Construction
Cloverhill Phase I	Residential Development	63 lots	S. 45 th Avenue	3 rd Engineering Review underway, Grading approved.

Hillhurst Highlands	Residential Subdivision	79 lots	Hillhurst Road	1 st Engineering Review underway
Cloverhill Phase 5 & 6	Residential Subdivision	75 lots	S. Royle Rd	Grading only under review. 1 st Engineering Review on hold
Teal Crest PUD	Residential Subdivision	63 lots	S. Sevier Rd	1 st Engineering Review Complete
Kennedy Farm PUD	Residential Subdivision	245 lots	NW Hillhurst Rd	1 st Engineering Review underway
The Village at Canyon Ridge	Residential Subdivision	23 lots	N. 32 nd Ave	Grading only comments issued
Altru	Industrial Shell Building	7.98 acres	S. 11 th Street	1 st Engineering Review Complete.

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	Utility Installation Underway
Union Ridge Lot 6	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Under Construction
Union Ridge Lot 1a	Warehouse building and site improvements	3.93 acres	Union Ridge Parkway	Under Construction
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	Under Construction

S. 11th Street Mini Storage	Warehouse building and site improvements	3.91 acres	S. 11 th Street	Under construction
Quail Hill Ph 1	Residential Development	61 Lots	Union Ridge	Under Construction
