



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 September 2020

Building Division

Summary of building permits by year

Building Permits	2016	2017	2018	2019	2020 (YTD)	September
Total permits	682	460	879	1111	1293	171
Commercial/ industrial permits	2	21	8	52	57	1
New home permits	320	158	313	364	480	70
Miscellaneous permits	360	281	558	695	756	100
Residential building permit application and review fees	\$1,261,698	\$708,726	\$1,151,708.50	\$1,269,723.00	\$1,671,627.10	\$241,221.10
Total building department receipts		\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$11,234,951.48	\$1,821,888.53

Approved & Under Construction Commercial and Industrial Building

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
January	Pioneer 45 Apartments - Bldg B	10,474	\$1,074,660.79	Closed
March	Pioneer 45 Apartments - Bldg J	12,548	1,283,474.78	Closed
March	Pioneer 45 Apartments - Six Car Garage	1,313	58,599.19	Closed
May	Pioneer 45 Apartments - Bldg V	12,548	1,283,474.78	Closed
May	Panattoni - S 11 th St Shell Only	116,359	6,549,064.53	Closed
June	Pioneer 45 Apartments - Building AA	10,509	1,074,660.79	Closed

June	Pioneer 45 Apartments – Building BB	10,509	1,074,660.79	Closed
June	Pioneer 45 Apartments – Building CC	10,509	1,074,660.79	Closed
September	UNFI – New Truck Fueling Facility	2,112	245,436	Issued
September	Pioneer Apartments – 4 stall carports	720	32,134	Closed
September	Pioneer Apartments – 6 stall carports	1,080	48,200	Closed
September	Pioneer Apartments – 8 stall carports	1,440	64,267	Closed
September	Pioneer Apartments – 10 stall carports	720	32,134	Closed
December	Trademark Plumbing	19,540	2,150,810.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg A	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg E	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg F	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg G	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg H	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Community Center	3,200	489,888.00	Issued

2019 Approved & Under Construction Commercial and Industrial Building: 20 projects

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
January	Rosauers Fuel Center	2,664	\$308,538.64	Issued
May	Brewed Awakenings Discovery Ridge Ph 3A	448	54,978.56	Closed
May	Legacy Trails Apartments Ph 2 Carport #1	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #2	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #3	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #4	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #5	720	34,776	Issued

May	Legacy Trails Apartments Ph 2 Carport #6	720	34,776	Issued
June	RSD – New Elementary School	72,618	10,839,304	Issued
June	MAJ Ridgefield 7-11 Shell Only	4,218	403,958	Issued
August	Equip Abrams Park Well 11	0	9,081.60	Issued
August	Pioneer 45 Apartments (4 stalls Carport) – issued 12 permits	720 (12)	32,133.60 x 12	Closed
August	Pioneer 45 Apartments (6 stalls Carport) – issued 13 permits	1080 (13)	48,200.40 x 13	Closed
August	Pioneer 45 Apartments (8 stalls Carport) – issued 19 permits	1440 (19)	64,267.20 x 19	Closed
September	Pioneer Village Bldg 1 - Shell Only	2200	269,984	Issued
2020 Approved & Under Construction Commercial and Industrial Building: 55 projects				

Approved & Under Construction Commercial Tenant Improvement

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
October	Oasis Dental Discovery Ridge Ph 1 Bldg 2	2,420	296,982.40	Closed
October	Old Library Inn	1,440	195,105.60	Issued
September	Ridgefield Commerce Center Childs Trucking	0	1,500	Issued
December	UNFI Fueling Facility Racking System Install	0	107,695	Issued

2019 Approved & Under Construction commercial tenant improvement: 4 projects

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
March	First Centennial Mortgage Discovery Ridge Ph 1 Bldg 5	1,250	168,737.50	Closed
April	Taps Growler House Discovery Ridge Ph 1 Bldg 4	1,250	166,237.50	Closed
April	State Farm Discovery Ridge Ph 1 Bldg Bldg 5	1,250	193,287.50	Closed
May	Edward Jones Discovery Ridge Ph 1 Bldg 3	1,250	193,287.50	Closed
May	Simonds Internat'l/Panattoni Development TI (Office & Mezzanine)	12,386	1,671,986.14	Issued
May	The Sportsman	0	4,800	Issued
June	Parr Lumber Company	196	28,122	Issued

June	Ridgefield Craft Brewing Tapouse	0	4,039	Issued
July	Pamper Nail Bar	2,200	296,978	Issued
July	RACC RSD – Life Safety Improvements	0	120,000	Issued
July	MAJ Ridgefield 7-11	4,218	403,957.86	Issued
August	Simonds Internat'l/Panattoni Development TI (Factory & Storage)	104,060	7,005,725.14	Issued
August	Ridgefield Library TI	8,311	982,941.97	Issued
August	Ichi Teriyaki Discovery Ridge Ph 1 Bldg 5	1,400	243,180.00	Issued
September	Mod Pizza Discovery Ridge Ph 2 Bldg 2	2,480	355,458.40	Issued
September	Rebound Ortho Dscovery Ridge Ph 1 Bldg 3	3,623	489,068.77	Issued
September	Hidden Oasis Salon Discovery Ridge Ph 1 Bldg 5	1,030	139,039.70	Issued

**2020 Approved and Under Construction Commercial Tenant Improvement:
17 projects**

Pending permits

Type of permit	Total
Home permits pending	130
Commercial/industrial pending	15
Commercial Tenant Improvement	3
Miscellaneous pending	45
Grand total for all pending permits	193

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 1	78	78
Seven Wells Ph 2	50	51
Seven Wells Ph 3	85	104
Seven Wells Ph 4	40	44
Heron Ridge Ph 2	35	37
Taverner Ridge Ph 8	48	54
Taverner Ridge Ph 9	6	9
Taverner Ridge Ph 10	44	45
Taverner Ridge Ph 11	59	70
Quail Hill Ph 1	53	61

Cedar Creek	29	31
Cloverhill Ph 1	63	63
Cloverhill Ph 4	26	65
Cloverhill Ph 3A	6	34
Hillhurst Highlands	77	79
Kennedy Farm Ph 1	97	105
Kennedy Farm Ph 2	94	141
Kennedy Farm Ph 3	2	4
Royal View	11	27
Royal Terrace	10	32
Royal Terrace 2	5	16
Pioneer East	64	148
Greely Farms Ph 1	42	96
Heron Woods	31	47
Union Ridge Ranch	41	67
Teal Crest	15	63
The Crossing	22	36
Kemper Grove Ph 1	2	36
McCormick Creek Ph 1	14	89
Magnolia Heights	4	12
Urban Downs	1	27

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Energy Land Lots 4-8 (PLZ-20-0052)	Site plan for five office/shop pre-fab buildings.	3.57 ac	27118 NE 10 th Ave	Aug 25	Complete
Specht Union Ridge Development (PLZ-20-0062)	Two speculative industrial/warehouse buildings in Union Ridge	50.02 ac	6547 S 5 th St, 6737 S 11 th Cir	Sep 22	Sep 22 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, 2018	On hold
Greear Petition to Annex (PLZ-19-0003) Petition to Annex	Petition to annex seven residential parcels	33.76 ac	NW Carty RD	Authorized by Council Jun 20, 2019	On hold pending Carty Road subarea plan
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	NOD Sep 09	Approved with conditions
Holsinger Mixed Use Final Site Plan (PLZ-19-0057) Final Site Plan	Final site plan for mixed residential, commercial, and office development	14 ac	536 S Royle Rd	Comments sent May 13, 2019	On hold pending further site development
RSD New Elementary School (PLZ-19-0116) Final Site Plan	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 th St	Submitted Oct 24, 2019	On hold pending further site development
Urban Downs Final Plat (PLZ-19-0133) Final Plat	Final plat for 27 single-family detached residential lots	7.74 ac	1120 NE 259 th St	Council Aug 27	Approved with conditions
Fell Petition to Annex (PLZ-19-0141) Petition to Annex	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 th St	Declaration of Petition to Annex updated May 6	On hold pending ability to hold public hearing at City Council
Energy Electric Final Short Plat (PLZ-20-0021)	Final short plat for eight lots	7.17 ac	27208 NE 10 th Ave	Resubmitted May 04	On hold pending revisions to engineering submittal
Discovery Ridge Phase 2 Lots 8-10 (PLZ-20-0045) Basic Site Plan	Site plan for three commercial (retail, service, restaurant) buildings	1.68 ac	11, 101, 145 S 48 th Pl	Technically complete Sep 4	Public comment period Sep 15 – Oct 6
Temme/Bird (PLZ-20-0047) Comp Plan Amendment/Zone Change	Change two E parcels to RLD-6	12.62 ac	1296, 1446 S Dolan Rd	Technically complete Aug 18	Staff to initiate SEPA review
Fandell (PLZ-20-0048) Comp Plan Amendment/Zone Change	Change RMD-16 (UM) parcel to RLD-8	3.11 ac	N 50 th Pl	Technically complete July 28	Staff to initiate SEPA review

Name	Description	Size	Location	Key dates	Status
7-11 Sign (PLZ-20-0049) Sign Permit	Two monument signs	N/A	70 S 65 th Ave	NOD Sep 18	Approved with conditions
Prairie Electric (PLZ-20-0051) Post-Decision Review, Boundary Line Adjustment	Revise Mill Plain Electric site plan for new tenant, expanding the office/shop building to 142,353 sf	20.40 ac	NE 10 th Ave	NOD Sep 23	Approved with conditions
The Crossing Phase 2 (PLZ-20-0054) Final Plat	Final plat for 54 single-family attached lots	6.84 ac	S 5 th St	1 st staff comments sent Sep 1	Resubmitted Sep 17; under review
Potter Intent to Annex (PLZ-20-0057)	Annex two residential parcels in the Gee Creek Plateau Subarea	20.1 ac	3797/3925 S 15 th St	Submitted Aug 13	Under review
Taverner Ridge Phase 5 (PLZ-20-0058) Final Plat	Final plat for 10 single-family detached residential lots	9.51 ac	S Lake River Ter.	Technically incomplete Sep 18	Awaiting resubmittal, trail negotiation
Andersen Administrative Adjustment (PLZ-20-0059)	Increase maximum building coverage for one single-family home	0.11 ac	707 N 1 st Ave	Technically complete Sep 4	Public comment period Sep 17 - Oct 8
Kemper Grove Temp Parking Area (PLZ-20-0061) Type II Temporary Use	Gravel parking lot for model home parking	0.12 ac	N Pioneer Canyon Dr; Lots 1 & 2 Kemper Grove PH 1	Technically complete Sep 22	Public comment period Sep 23 - Oct 14
N 23rd Place PUD (PLZ-20-0065) Final Plat	13-lot final plat in RLD-4	4.99 ac	N 22 nd Ct	Submitted Sep 18	Under review
Hillhurst Heights Administrative Adjustment (PLZ-20-0066-67)	Increase maximum lot coverage and reduce minimum front yard setback on 43 RLD-4 lots	15.15 ac	2563 S Hillhurst Rd	Submitted Sep 18	Under review
Rebound Ortho Sign (PLZ-20-0068) Sign Permit	Three building-mounted wall signs	N/A	55 S 47 th Ave #111	Submitted Sep 22	Under review
Brewed Awakenings Sign (PLZ-20-0069) Sign Permit	One building-mounted wall sign	N/A	301 S 47 th Ave	Submitted Sep 29	Under review
Bella Nails and Spa Sign (PLZ-20-0070) Sign Permit	One building-mounted wall sign	N/A	201 S 47 th Ave #119	Submitted Sep 29	Under review

Name	Description	Size	Location	Key dates	Status
Kemper Loop (PLZ-20-0071)	53-lot final plat in RLD-6	18.64 ac	N 32 nd Ct	Submitted Sep 29	Under review
Final Plat					

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Greely Acres Offsite Improvements	Intersection Improvements	3 Locations	Multiple	Approved pending WSDOT approval
Ridgefield Heights Ph 1 & 2	Residential Development	100 Lots	S 10 th Way	4 th Engineering Review Complete
Timm Road RV Storage	Commercial	15 Acres	Timm Road	1 st Grading Review Complete
Greely Farms 2A	Residential Development	45 Lots	N. 85 th Ave	4 th Engineering Review Underway
Journey's Edge	Residential Development	6 Lots	N 20 th Place	Approved pending NPDES Approval
Energy Electric	Commercial Development	7.17 Acres	N 85 th Avenue	7 th Engineering Review Complete
Eagle Ridge Estates-Grading	Residential Development	5 Acres	Hillhurst Road	Grading Approved
Eagle Ridge Estates	Residential Development	5 Acres	Hillhurst Road	2nd Engineering Review Underway
Prairie Electric	Commercial	17 Acres	N 85 th Ave	1 st Engineering Review Complete

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove Estates	Residential	36	N 32 Ave	Complete
Discovery Ridge	Commercial Development	8.91 acers	45 th and Pioneer	Pipe/paving
Discovery Ridge Phase 2	Commercial		Pioneer St	Punch list

Seton Subdivision	Residential	126 lots	N 10 St	Punch list
Holsinger	Commercial/Residential	14 Acres	Royle Rd	Under Construction
Ridgefield Crossing	Commercial/Residential		Pioneer St	Under Construction
Cloverhill Ph 3	Residential Subdivision	63 Lots	45th Ave	Complete
Pioneer Village	Commercial Development	300 Apartments	Pioneer St	Grading
Rail Overpass Project-Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Under Construction
Taverner Ridge Ph 5	Residential Development	10 Lots	S. Lake River Drive	Grading
7 Eleven	Commercial		Pioneer St	Under Construction
Cloverhill Ph 2	Residential Subdivision	139 lots	Royle Rd	Grading
Dog park	Capital Project		Hillhurst Rd	Under Construction
Kennedy East	Residential Subdivision	435 lots	Hillhurst Rd	Grading
Kemper Loop	Residential Subdivision	53 lots	N 30 th Drive	Grading