



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY December 2017

Building Division

Summary of building permits by year

Building Permits	2013	2014	2015	2016	2017 (YTD)	December
Total permits	435	378	583	682	460	25
Commercial/ industrial permits	4	2	1	2	21	0
New home permits	165	104	216	320	158	14
Miscellaneous permits	266	272	366	360	281	11
Residential building permit application and review fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$708,726	\$46,943
Total building department receipts					\$963,669 (Sep 01- Dec 31)	\$118,484

Commercial and industrial building permits

Month (2017)	Project	Square Footage	Building Valuation	Status
June	Altru Ventures	130,352	\$10,225,677	Issued
June	Ridgefield Self Storage	71,320	\$6,147,784	Issued
May	Hillhurst Commercial Buildings A and B	11,000	\$623,370	Under review
April	Ridgefield School K-8	145,300	\$25,015,121	Issued
February	FlowServe	53,004	\$5,533,235	Issued
February	Energy Electric	5,000	\$283,350	Issued

Totals for approved commercial and industrial buildings YTD:

5 projects

Pending permits

Type of permit	Total
Home permits approved & ready for issuance:	7
Home permits undergoing plan check:	4
Commercial/industrial pending:	4
Miscellaneous pending:	19
Grand total for all pending permits:	34

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Quail Hill Ph. 1	10	61
Seven Wells Estates	1	78
Hawks Landing	53	57
Taverner Ridge Ph. 4	36	63
Pioneer Place Ph. 2	33	39
Cedar Creek	16	31

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Zephyr Point (PLZ-17-0120)	Develop 6 SFR lots in the RLD-4 zone	2.41 ac	S Hillhurst Rd and S 19 th Way	Nov 21	Complete
Ridgefield Bluffs (PLZ-17-0127)	Develop 9 attached housing units on a CMU site	0.78 ac	215 Mill St	Nov 28	Complete
Kemper Loop (PLZ-17-0139)	Develop 38 lots (RLD-6) or 51 lots (RLD-8 rezone)	8.94 ac	N 32 nd Ct	Dec 14	Complete
Davis Short Plat (PLZ-17-0151)	Develop 5 lots in the RLD-6 zone	1.67 ac	420 S 15 th Ct	Jan 09	Jan 09 conference

Projects under review

Name	Description	Size	Location	Key dates	Status
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	2 nd TC response submitted Dec 22	Under review; 3 rd TC due Jan 05
Taverner Ridge Phase 10/11 Site Plan (PLZ-17-0069) Site Plan Review	Site Plan review	16.72 ac	S Hillhurst Rd	Nod Dec 06	Approved with conditions
Main Ave Access Improvements (PLZ-17-0094) SEPA, CAR, Conditional Use, Shoreline Review	Construct sidewalk accessing Ridgefield National Wildlife Refuge from northern city limits, two new creek crossings	0.40 mi	N Main Ave between	Public hearing Jan 23	Draft staff report, adopt environmental documents; review only within city limits
Wildlife Refuge Bridge Access (PLZ-17-0101) SEPA, CAR, Shoreline Review	Replace bridge accessing River S Unit of the Ridgefield National Wildlife Refuge	N/A	River S access, S Refuge Rd	Final order Dec 21	Appeal period ends Jan 11, decision to Ecology Jan 12
RSD Short Plat (PLZ-17-0106) Preliminary Short Plat	Prelim short plat associated with Ridgefield Intermediate Schools/RORC	49.84 ac	3214 S Hillhurst Rd	NOD Dec 27	Approved with conditions
Kennedy Farms PDR (PLZ-17-0112) Type II Post Development Review	Add 1-acre parcel to approved Kennedy Farms PUD, to be developed with SFR	1 ac	23112 NW Hillhurst Rd	Submitted Oct 06	On hold
Ridgecrest Road Extension (PLZ-17-0113) CAR	Extend S 15 th St east from S 45 th Ave for a future connection to S 11 th St	37.5 ac	S 15 th St and S 45 th Ave	Public notice Dec 28	Public notice period
Quail Hill Phase 2 (PLZ-17-0115) Subdivision, SEPA with Archaeology, CAR	Develop 149 single family detached lots under the Union Ridge Master Plan	13.2 ac	S 10 th St	Submitted Oct 12	On hold
Osprey Point Playground (PLZ-17-0125) Type II Critical Areas Review	Install a playground on a City-owned parcel, within a critical area buffer	0.04 ac	S Osprey Dr and S Titan Dr	NOD Dec 12	Approved

Name	Description	Size	Location	Key dates	Status
Seven Wells Estates Final Plat (PLZ-17-0128) Final Plat	Final plat for Ridgecrest PUD Ph 1; 78 SFR in the RLD-8 zone	37.43 ac	1672 S 45 th Ave	Council action Dec 07	Approved with conditions
Ridgefield Crossing Mixed Use (PLZ-17-0129) Subdivision, Master Plan, SEPA with Archaeology, BLA	Develop 128 townhouse units and 9 acres of commercial in a mixed-use master plan project	37.35 ac	6994 S 5 th St	1 st Technically Incomplete Dec 07	Awaiting resubmittal
3201 N 10th Adjustment (PLZ-17-0133) Type II Administrative Adjustment	Administrative adjustment to the street side yard setback on an RLD-6 lot	0.17 ac	3201 N 10 th St	NOD Dec 13	Approved
Weber Pioneer (PLZ-17-0136) Subdivision, Master Plan, Critical Areas, SEPA with Archaeology	Develop 47 detached SFR lots in the RLD-8 zone, with related improvements	19.37 ac	3807 Pioneer St	1 st Technically Incomplete Dec 13	Awaiting resubmittal
Urban Downs (PLZ-17-0140) Subdivision, Site Plan, Archaeological predetermination	Develop 27 single-family residential lots in the RLD-6 zone	7.74 ac	1120 NE 259 th St	1 st Technically Incomplete Jan 02	Awaiting resubmittal
Ridgefield SD Minor Site Plan (PLZ-17-0142) Type I Minor Site Plan	Addition of a new modular administrative building	32.1 ac	2630 S Hillhurst Rd	Submitted Dec 07	Under review
Cloverhill Ph 1 (PLZ-17-0143) Final Plat	Final plat for 63 single-family detached lots in the RLD-8 zone	18.91 ac	S 45 th Ave	Submitted Dec 08; Council action Jan 25	Under review
Village at Canyon Ridge (PLZ-17-0145) Final Plat	Final plat for 23 single-family attached and detached lots in the RMD-16 zone	4.61 ac	195 N 32 nd Ct	Submitted Dec 13; Council action Jan 25	Under review
Zephyr Point (PLZ-17-0148) Preliminary Short Plat, Administrative Adjustment, SEPA with Archaeology	Develop 6 single-family residential lots in the RLD-4 zone	2.41 ac	S Hillhurst Rd @ S 19 th St	Submitted Dec 18	Under review
Ridgefield HS Addition (PLZ-17-0154) Type II Basic Site Plan, SEPA, Administrative Adjustment	Demolish two existing structures and construct 2-story classroom building with associated infrastructure	32.1 ac	2630 S Hillhurst Rd	Submitted Dec 21	Under review

Name	Description	Size	Location	Key dates	Status
Taverner Ridge Phase 9 (PLZ-17-0157) Final Plat	Final plat for 9 residential lots in the RLD-4 and RMD-16 zones		S Taverner Ct	Submitted Dec 21	Under review
Carty Rd Annex (PLZ-17-0158)	Annex R1-10 residential property	9.79 ac	3005 NW Carty Rd	Submitted Dec 22	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	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 5	Residential Development	10 Lots	S. Lake River Drive	1 st Engineering Review Complete
S. 11th Street Storage	Warehouse building and site improvements	3.91 acres	S. 11 th Street	Under Construction
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	Under Construction
Hillhurst Highlands	Residential Subdivision	79 lots	Hillhurst Road	Under Construction
Cloverhill Phase 5 & 6	Residential Subdivision	75 lots	S. Royle Rd	Grading approved. 7th Engineering Review Underway
Teal Crest PUD	Residential Subdivision	63 lots	S. Sevier Rd	2 nd Engineering Review Complete. Grading Approved.
Kennedy Farm PUD	Residential Subdivision	245 lots	NW Hillhurst Rd	Under Construction
The Village at Canyon Ridge	Residential Subdivision	23 lots	N. 32 nd Ave	Under Construction

Altru	Industrial Shell Building	7.98 acres	S. 11 th Street	Approved
Taverner Ridge Ph. 10&11	Residential Development	115 lots	S. Hillhurst	2 nd Engineering Review Complete

Projects under construction

Name	Description	Size	Location	Status
Bella Noche	Residential development	34 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	Utility Installation complete. Contractor completing punch list.
Cedar Creek	Residential development	31 Lots	N. 35 th Ave	Utility Installation complete. Contractor completing punch list
Ridgecrest Ph 1	Residential development	330 lots	S. 45 th Ave	Utility Installation complete. Contractor completing punch list.
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	Utility Construction Complete. Contractor completing punch list.
Cloverhill Ph 1	Residential Development	63 lots	S. 45 th Avenue	Utility installation complete. Contractor completing punch list.
Cloverhill Ph 5-6	Residential Development	75 lots	S. Royle Rd	Sanitary sewer construction approved. Other utilities under review.
Hillhurst Highlands	Residential Subdivision	79 lots	Hillhurst Road	Under Construction

Kennedy Farm PUD

Residential Subdivision

245 lots

NW Hillhurst Rd

Under Construction
