



# RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT

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## DEVELOPMENT SUMMARY: December 2016

### Building Division Summary of Building Permits by Year

Building Permits	2012	2013	2014	2015	2016 (YTD)	December
Total Permits	359	435	378	594	680	24
<i>Commercial/ Industrial Permits</i>	0	4	2	1	2	0
<i>New Home Permits</i>	122	165	104	216	320	12
<i>Miscellaneous Permits</i>	235	266	272	366	360	12
Building Permit Application and Review Fees	\$575,461	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$52,934

### COMMERCIAL/INDUSTRIAL BUILDING PERMITS

Month (2016)	Project	Square Footage	Building Valuation	Status
January	Well Reservoir	4,778	\$997,901	Issued
February	Abrams Park Bathroom	600	\$24,372	Closed
July	Port of Ridgefield – Washington Fish and Wildlife Building	39450	\$3,706,763.95	Under Review

**Totals for Approved Commercial/Industrial Buildings YTD: 3 projects**

Month (2015)	Project	Square Footage	Building Valuation	Status
October	ICD Coatings Phase 2	12,240	\$725,850	Closed
May	South 11 <sup>th</sup> Project	112,569	\$4,799,942.16	Approved

**Totals for Approved Commercial/Industrial Buildings 2015: 2 projects 124,809 \$5,525,792.16**

### PENDING PERMITS

Type of Permit	Total
Home permits approved & ready for issuance:	17
Home permits undergoing plan check:	24

Type of Permit	Total
Commercial/Industrial:	16
Misc.:	0
<b>Grand Total for all Pending Permits:</b>	<b>57</b>

#### SUBDIVISIONS WITH ISSUED BUILDING PERMITS

Subdivision	Issued Permits	Total Lots
Canterbury Trails	57	69
Canyon View	59	59
Cassini View	51	51
Hawks Landing	43	57
Pioneer Canyon Ph. 4	85	93
Taverner Ridge Ph. 4	37	63
Taverner Ridge Ph. 7	16	29
Bella Noche	7	34
Pioneer Place Ph. 1	0	7

## Planning Division

#### PRE-APPLICATION CONFERENCES

Name	Description	Size	Location	Date of Conference	Status
<b>Clark PUD Enterprise Transmission Line</b> (PLZ-16-0080)	High electric transmission lines	NA	Near R-O-W from Dollar Tree north	Nov 22	Final notes sent Dec 6
<b>Union Ridge Lot 1</b> (PLZ-16-0081)	Site plan for 51,000 S.F. warehouse, office and MFG space	3.98 ac	SE corner S 5 <sup>th</sup> St &	Oct 25	Final notes sent Nov 18 Working with applicant
<b>RORC</b>	Outdoor recreation facility	??	S Hillhurst	Nov 22??	Final notes sent Dec 6
<b>Ridgefield East (Walker-Roher) pre-app</b> (PLZ-16-0091)	91 unit SF-detached Subdivision/PUD; 2 Ac park	22.5 ac	NE 10 <sup>th</sup> Ave south of NE 279 <sup>th</sup> St	Dec 13 - 1:00 PM	Final notes sent Dec 22
<b>Kennedy Farm PUD Pre-APP</b> (PLZ-16-0099)	Subdivision PUD 254 units	53.55 ac	S Hillhurst	Pre-app Dec 13	Final notes Dec 22
<b>RSD Schools 508</b> (PLZ 16-0102)	New school complex		S Hillhurst	Dec 22	Finalize

**PROJECTS UNDER REVIEW**

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Key Dates</b>	<b>Status</b>
<b>Ridgecrest PUD</b> (PLZ-16-0035, 36 & 37)  Preliminary Subdivision Plat, Preliminary PUD, SEPA, Critical Areas	Divide 143 acres into 339 lots with infrastructure, parks and trail improvements	143 acres	1288 S 45 <sup>th</sup> Ave	Hearing Examiner approved	Completed
<b>Ridgefield Heights/ Kemper Subdivision</b> (PLZ-16-0049) Type III Post-Decision Review	Modify access ; Applicant pursuing PDR as alternative to DA and plat changes	67.4 acre site	NE corner of S 25 <sup>th</sup> Pl and S 10 <sup>th</sup> Way	Hearing set for Nov 30	Applicant requested postponing hearing
<b>Cedar Creek Estates</b> (PLZ-15-0050)  Type II Post-Decision Review	Amend 2007 subdivision approval to increase number of lots from 29 to 31, adjust road circulation, sewer	10.1 acre site	764 N 32 <sup>nd</sup> Ct	Issued Decision	Completed
<b>North Junction Pump Station &amp; Trunk Sewer</b> (PLZ-16-0051, 57 & 58)  Basic Site Plan, SEPA, Critical Areas	Install 4,100 LF sewer main, 800 LF sewer force main, and 4,000 SF pump station	Varies	Vicinity of N 10 <sup>th</sup> St between N 45 <sup>th</sup> and 65 <sup>th</sup> Aves	Applicant supplemented information	Completed
<b>Union Ridge Self Storage</b> (PLZ-16-0052, 53 & 54)  Basic Site Plan, SEPA, Critical Areas	Construct self-storage facility with related site improvements	3.3 ac site, 40,852 SF building	SE corner of S Union Ridge Pkwy & S 10 <sup>th</sup> St	Public comment period ends Sept 21	Completed
<b>Taverner Ridge PH 10 &amp; 11</b> (PLZ 16-0059, 60)  Preliminary PUD, Preliminary Subdivision Plat, SEPA Review	Develop 115 medium density residential lots	16.72 ac	S Sevier Rd & S Hillhurst Rd	Hearing date Jan 17, 2017	Requested additional information for staff report
<b>19<sup>th</sup> St Cottages CAR &amp; SEPA</b> (PLZ-016-0065 & 66)	Geo tech report for tri-plex and 4 units	39,204 SF	Pioneer St & 19 <sup>th</sup> Ct	SEPA DNS issued Oct 19	Completed, Soil work on hold during rainy season
<b>Gee Creek Trail</b> PLZ-16-0070, 71)  Shoreline, Critical Areas Review and SEPA	Construct trail extension along Gee Creek	2,100 LF	Abrams Park to Heron Dr	Hearing Examiner approved	Ecology approved Completed
<b>Timm Road Industrial</b> (PLZ-16-0072, 73 & 74)  Preliminary Short Plat, Critical Areas, SEPA	Nine lots division with frontage and utility improvements	11.45 acres	S Timm Rd & S 13 <sup>th</sup> St	TC Oct 6	TC notice sent Review pending
<b>WSDOT Pioneer Street Emergency Repairs</b> (PLZ-16-0075) Type II Critical Areas Permit	Mitigation for emergency repairs	NA	SR 501, MP 18.8	Received Sept 13; NOD issued Sept 26	Completed

Name	Description	Size	Location	Key Dates	Status
<b>Timm Road Grading</b> (PLZ-16-0077)	Mass site grading	15.91 acres	1317 S Timm Rd	Application on Sept 20	Review underway
<b>Bella Noche Final Plat</b> (PLZ-16-0078)	Final Plat approval	7.22 ac	177 N 34 <sup>th</sup> Ave	Oct 5	Completed
<b>Teal Crest</b> (PLZ-16-0083 & 0084) Type III	Subdivision	72.62 ac	S Sevier Road	TC complete	Review pending; Feb Hearing date TBD
<b>Rail Overpass</b> (PLZ-16-0087 & 0089) Type III	Shoreline Substantial Development Permit	NA	West end of Pioneer Street	Hearing Date Jan 5	Staff report complete Dec 29
<b>Cloverhill Farm PUD</b> (PLZ-16-0088, 89 & 90)	453 units PUD	125.86 ac	Royle Rd	Nov 23, Incomplete	Update TC by Jan 9 based on new materials
<b>Pioneer Place Final Plat</b> (PLZ-16-0092)	Record 7 S.F. lots	9.38 ac	N 35 <sup>th</sup>	Application on 4	Phase 1 complete
<b>Wray BLA</b> (PLZ-16-0093)	Boundary Line Adjustment	RLD-6 zone	297 & 299 Riverview Dr	Application on Nov 7	Completed
<b>35<sup>th</sup> &amp; Pioneer Round-about SEPA</b> (PLZ-16-0094)	SEPA	NA	35 <sup>th</sup> & Pioneer right-of-way	Application on Nov 9	SEPA Complete
<b>Pioneer PS SPR</b> (PLZ-16-0095)	RLD-6 zone; Site plan for Pump Station	10.3 ac	Cedar Creek /Pioneer Place	Application on Nov 10	TC Complete Applicant updating wetland report
<b>Kennedy Farms BLA</b> (PLZ-16-0098)	Boundary Line Adjustment	NA	S Hillhurst	Approved Dec 13	Completed
<b>Legal Lot Determination</b> (PLZ-16-0101)	Legal Lot for Ridgecrest	75 ac	S 45 <sup>th</sup>		Complete Dec 22

## Engineering Division

### PROJECTS UNDER REVIEW

Name	Description	Size	Location	Status
<b>S 11th St Industrial Building</b>	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
<b>19<sup>th</sup> Street Cottages</b>	Residential Development	7 lots	19 <sup>th</sup> CT and Pioneer St	Grading Review complete pending SEPA. Engineering review not yet submitted.
<b>Hillhurst Commercial</b>	Commercial Building, Site and Frontage Improvements	2.45 acres	Hillhurst and Sevier Road	1 <sup>st</sup> Engineering Review Complete/Grading Comments Issued
<b>Rail Overpass Project-Phase III</b>	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	1 <sup>st</sup> Engineering Review in process

<b>Union Ridge Lot 6</b>	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	1 <sup>st</sup> Engineering Review Complete, Site Grading Permit Issued
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**PROJECTS UNDER CONSTRUCTION**

<b>Name</b>	<b>Description</b>	<b>Size</b>	<b>Location</b>	<b>Status</b>
<b>Hawk's Landing</b>	Residential development	57 Lots	Hillhurst Rd, across from High School	Construction substantially complete
<b>Bella Noche</b>	Residential development	34 Lots	N. 35 <sup>th</sup> Ave	Utility Installation is Complete; Contractor completing punch list
<b>Pioneer Place</b>	Residential development	46 Lots	N. 35 <sup>th</sup> Ave	Utility Installation Complete
<b>Taverner Ridge Ph. 8 and 9</b>	Residential development	Ph. 8: 54 lots Ph. 9: 11 lots	South of existing phases	Grading Underway
<b>Cedar Creek</b>	Residential development	31 Lots	N. 35 <sup>th</sup> Ave	Grading Underway
<b>Ridgecrest</b>	Residential development	330 lots	S. 45 <sup>th</sup> Ave	Grading Underway