



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY July 2023

Building Division

Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	July
Total permits	1,111	1,728	1,716	871	326	56
Commercial/ industrial permits	52	62	22	30	22	4
New home permits	364	670	648	361	159	28
Miscellaneous permits	695	996	1,046	480	145	24
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	635,333.40	96,760.95
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	6,002,307.72	931,051.08

Approved & Under Construction Commercial Building

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
October	Ridgefield Industrial Center - Shell Only	468,810	29,947,583	Issued

2021 Approved & Under Construction Commercial Building: 1 project

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
April	Pioneer Village Bldg 14 - Shell Only	3,574	394,176	Closed
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311	Closed
August	Energy Electric Lot 2	4,800	303,360	Issued
October	Ridgefield Crossing Retail - Shell Only	8,197	742,719	Issued
October	Pioneer Village Bldg 3 - Shell Only	12,106	853,836	Issued

November	Tractor Supply	25.624	3,907,660	Issued
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2022 Approved & Under Construction Commercial Building: 6 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
February	Tractor Supply Greenhouse Bldg	3,807	498,412	Issued
April	Les Schwab	11,941	1,044,165	Issued
June	Overlook Park Splash Pad	0	828,000	Issued
July	Pioneer Village Bldg 11 – Shell Only	4,666	458,108	Issued

2023 Approved & Under Construction Commercial Building: 4 projects

Approved & Under Construction Commercial Tenant Improvement

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
May	Carts By The Park Cover	768	37,471	Issued
June	IT3 Wisdom Ridge North Bldg	9,872	1,777,849	Closed
June	Gordon Truck Centers Interior Remodel	6,075	100,273	Issued
September	Port of Ridgefield The Bluffs Bldg 1	1,675	313,962	Closed
October	Ridgefield Police Department The Bluffs Bldg 1	6,661	892,335	Issued
November	Childs Trucking RIC	345,438	33,498,057	Issued

2022 Approved & Under Construction Commercial Tenant Improvement: 6 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
January	Royle Vet Clinic PV Bldg 14	2,607	319,931	Closed
January	WDFW Storage Mezzanine	710	52,725	Closed
March	Ross RIC	55,920	5,656,570	Issued
March	Albertsons RIC	61,554	6,255,814	Issued
March	Gordon Truck Centers Addition	3,675	349,640	Issued
April	JoJo's PV Bldg 3	1,529	134,797	Issued
April	Playmakers PV Bldg 7	5,587	728,795	Issued
May	Arktana/Bigfoot Mnt Outfitters PV Bldg 3	3,417	301,243	Issued
May	Ridgefield Flooring PV Bldg 14	943	83,135	Issued
May	Tri Mountain Bldg 5 TI	617	120,209	Closed

June	Tri Mountain Bldg 4 TI	1,000	206,570	Closed
June	BTB Solutions	10,800	399,874	Issued
July	Albertson's Central Fill	49,701	1,500,000	Issued
July	Franklin Dean Suites The Bluffs	2,114	436,689	Issued
July	Juxtaposition PV Bldg 6	3,925	346,028	Issued
2023 Approved & Under Construction Commercial Tenant Improvement: 15 projects				

Pending permits

Type of permit	Total
Home Permits pending	46
Commercial/industrial pending	23
Commercial Tenant Improvement	3
Miscellaneous pending	56
Grand total for all pending permits	128

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	104
Taverner Ridge Ph 5	8	10
Royal View	26	27
Royal Terrace	31	32
Greely Farms Ph 2A	85	89
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
Kemper Grove Ph 3	62	71
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	26	31
Eagle Ridge Estates	22	23
Journey's Edge	1	6
Sanderling Park Ph 1	19	46
Ridgefield Heights Ph 1 & 2	37	105
Laspa Short Plat	1	2

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Coulter Short Plat	Short plat a RLD-8 lot into two parcels		366 S 9 th	July 11 th	Notes issued July 25 th
Discovery Ridge Phase 2A Lot 8-11	Develop 4 commercial lots for childcare, retail and eatery uses		11,101,145,205 S 48 th	July 11 th	Notes issued July 25 th
Panda Express (PLZ-23-0056)	Development of a freestanding Panda Express with a drive-thru		Pioneer St & I-5	TBD	Under Review

Projects under review

Name	Description	Size	Location	Key dates	Status
Nye PUD (PLZ-22-0054-0057)	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
Preliminary PUD, SEPA, Critical Areas,					
Jubilee Tea House Sign (PLZ-22-0100)	Adhere Vinyl lettering to building	0.2 ac	321 N 3 rd Ave	Incomplete Aug 10 th	Awaiting resubmittal
Cloverhill Phase 10 Post Decision (PLZ-33-0111)	Reduce phase 10 from 9 lots to 4 lots	3.87 ac	No address - 986047335	Incomplete Sept 26 th	Awaiting resubmittal
Cloverhill Phase 3B (PLZ-22-0133)	Type III Post Decision Increase lots from 47 to 58	14.85 ac	2067 S Royle Rd	Submitted Nov 15 th	Awaiting resubmittal
RSD New Elementary School Final Site Plan (PLZ-19-0116)	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 th	Under Review
Waterfront Short Plat and aka Miller's Landing Short Plat (PLZ-22-0152)	Short Plat, Shoreline, Critical Areas, SEPA, Arch		111 W Division St	Tech Complete Apr 10	On hold per applicant's request
PacTrust Ridgfield (PLZ-23-0002)	Site Plan, SEPA, Critical Areas, Arch	42 ac	986061644, 986061643	Tech Complete Mar 23rd	NOD issued July 13
Holsinger Mixed Use (PLZ-19-0057)	Final Site Plan			Submitted April 30 th	On Hold
Paradise Pointe (Found) Ph 3 (PLZ-23-0021)	Final Plat	17.85 ac	213070000	1 st review comments Apr 26	Awaiting resubmittal

Lahti Property Binding Site Plan (PLZ-23-0043)	Binding Site Plan	5145 Pioneer St and 5395 Pioneer St	Submitted June 20 th	Under Review
Dan Andrew BLA (PLZ-23-0040)	Adjust the boundary line between two residential lots	905 N Royle Rd and 793 N Royle Rd	Submitted June 15 th	NOD issued July 14 th
Juxtaposition Sign Permit, PLZ-23-0044	One internally illuminated building sign	4315 S Settler Dr, Bldg 6	Submitted June 23 rd	NOD issued July 14 th
Ridgefield Flooring Sign Permit PLZ-23-0047	One LED illuminated building-mounted sign	4411 S Settler Dr, Suite 110	Submitted July 3 rd	NOD issued July 6 th
Arktana Sign, PLZ-23-0049	Two building-mounted signs	4315 S Settler Dr, Bldg 6	Submitted July 14 th	NOD Issued July 21 st
Tractor Supply Signs	Three internally illuminated building-mounted signs and one freestanding sign	6994 S 5th St	Submitted July 14 th	Under Review
HILLHURST BLDG A DRIVE THRU PDR (PLZ-23-0054)	Adding a drive through to Bldg A	2209 S HILLHURST ROAD (BUILDING A)	Submitted July 14 th	Under Review
Playmakers Sign, PLZ-23-0058	Two LED illuminated building-mounted signs	4327 S SETTLER DR	Submitted July 26 th	Under Review
Bigfoot Sign Permit	Two LED illuminated building-mounted signs	4312 S Settler Dr, Suite 110	Submitted July 21 st	Under Review
Discovery Ridge Phase 3B Site Plan Review, PLZ-23-0057	Site Plan	Discovery Ridge Ph3 Short Plat, Lots 20 & 21	Submitted July 25 th	Under Review
Lahti Property Binding Site Plan, PLZ-23-0043	Binding Site Plan	5145 Pioneer St and 5395 Pioneer St	Submitted June 20 th	Awaiting Resubmittal

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Discovery Ridge 3B	Commercial	1.01 Acres 2 phases	S 47 th Ave	Traffic study questions answered
Ridgefield Food Carts, ENG-21-0120	Onsite Improvements	1 Acres	N 1 st Cir	Project on hold

Tri-Mountain Station Early Water, ENG-22-0061	Commercial Development	7.5 Acres	S 65 th Ave	No work this month. 2 nd early utility review complete.
Greely Phase 2B Engineering, ENG-22-0116	Residential Development	9.14 Acres	N 10 th St	2nd review completed; comments returned to Engineer
Greely Phase 2C Grading, ENG-22-0087	Residential Development	911.46 Acres	N 10 th St	Waiting for 2 nd plan resubmittal; comments returned to Engineer
Sanderling Park Ph3/Kennedy East, ENG-22-0047	Residential Development	2.1 Acres	Hillhurst Rd	Complete
Sanderling Park Ph2A/Kennedy East, ENG-22-0106	Residential Development	3.7 Acres	Hillhurst Rd	Approved in April. Pre-Con held in May with 2B.
Sanderling Park Ph 2B/Kennedy East, ENG-22-0117	Residential Development	1.1 Acres	Hillhurst Rd	Approved in early April. Pre-Con held in May with 2A.
Mountainview Dental, ENG-23-0001	Commercial development	2.17 acres 2 buildings	5284 Pioneer	Approved early April. IQ Credit Union is 2nd building (separate review).
Tri-Mountain Station, ENG-22-0129	Commercial Development	7.5 Acres	S 65 th Ave	Revised frontage improvement plans approved late July. Awaiting contractor to be identified to have a Pre-Con.
Seven Wells Ph 6, ENG-22-0132	Residential Development	15.3 Acres	Royle Rd	Under construction.
Urban Downs 2, ENG-23-0024	Residential Development	33 Acres	N 85 th Avenue	Plans under review.
Parr Ridgefield Yard Expansion, ENG-23-0035	Commercial Development	<1 Acre	Timm Rd	Engineering review approved with conditions.
Clark College AMC, ENG-23-0037	Commercial Development	10 Acres	Pioneer Street	Grading and foundation under construction. General engineering plans nearing approval.
Ridgefield Gateway Phase 1, ENG-23-0039	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	Waiting resubmittal; 3 rd review complete.
Wind River Short Plat, ENG-23-0042	Residential Development	Acres	Wind River Way	Waiting resubmittal of Stormwater plan.
Ridgefield Corporate Business Park (PacTrust), ENG-23-0028	Commercial Development	40.4 Acres	S. 6 th Way	Early grading plans approved late July. Awaiting contractor to be identified to

				have a Pre-Con.
Costco/URTC, ENG-23-0043	Commercial Development	12.4 Acres Multiple buildings	Pioneer Street	Grading under construction Engineering plans for public improvements approved. Setting up Pre-Con for early August.

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove 2	Residential	36	N 32 Ave	Complete
Ridgefield Crossing	Commercial/Residential		Pioneer St	Received construction acceptance, awaiting two-year Maintenance bond.
Les Schwab	Commercial Development	1 Acres	S 3 rd Way	Under construction
Sanderling Ph 1	Residential Development	1 Acres	Hillhurst	Improvements have construction acceptance. Awaiting two-year maintenance bond. Raising of school flasher remains, now tied to Phase 2 for completion.