



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY December 2023

Building Division

Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	December
Total permits	1,111	1,728	1,716	871	524	32
Commercial/ industrial permits	52	62	22	30	29	1
New home permits	364	670	648	361	243	13
Miscellaneous permits	695	996	1,046	480	252	18
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	997,333.50	60,244.80
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	9,137,505.91	436,765.88

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
August	Energy Electric Lot 2	4,800	303,360	Issued
October	Pioneer Village Bldg 3 - Shell Only	12,106	853,836	Issued

2022 Approved & Under Construction Commercial Building: 2 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
April	Les Schwab	11,941	1,044,165	Issued
July	Pioneer Village Bldg 11 – Shell Only	4,666	458,108	Issued
August	Mountain View Dental – Shell Only	8,445	922,189	Issued
August	Ridgefield RV Storage & More – Office	2,328	338,879	Issued
October	Parr Lumber Yard Expansion	5,911	616,964	Issued
November	Ridgefield RV Storage & More Building C	24,360	2,654,022	Issued
November	Ridgefield RV Storage & More Building D	14,210	1,458,514	Issued
November	Ridgefield RV Storage & More Building E	11,200	1,434,496	Issued

2023 Approved & Under Construction Commercial Building: 8 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	Gordon Truck Centers Interior Remodel	6,075	100,273	Issued
November	Childs Trucking RIC	345,438	33,498,057	Issued

2022 Approved & Under Construction Commercial Tenant Improvement: 3 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
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
July	Albertson's Central Fill	49,701	1,500,000	Issued
July	Juxtaposition PV Bldg 6	3,925	346,028	Issued
December	Barnick Chiropractic	2,045	370,513	Issued

2023 Approved & Under Construction Commercial Tenant Improvement: 9 projects

Pending permits

Type of permit	Total
Home Permits pending	59
Commercial/industrial pending	21
Commercial Tenant Improvement	4
Miscellaneous pending	54
Grand total for all pending permits	138

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	1	63
Taverner Ridge Ph 5	8	10
Royal View	27	27
Royal Terrace	31	32
Greely Farms Ph 2A	85	89
Greely Farms Ph 3A	12	79
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
Kemper Grove Ph 3	71	71
Kemper Grove Ph 4 & 5	34	34
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	30	31
Eagle Ridge Estates	23	23
Journey's Edge	1	6
Sanderling Park Ph 1	31	46
Ridgefield Heights Ph 1 & 2	72	105
Paradise Pointe Ph 3	1	82
Laspa Short Plat	1	2

Planning Department

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Allied Pipe Yard Expansion (PLZ-23-0102)	Add a pipe yard to an existing commercial site		766 S 74TH PL	Jan 6th at 1:00pm	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	Public Hearing held Dec 19th	Awaiting HE Decision
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	Cxld, refer to PLZ-23-0095
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	Cxld, refer to PLZ-23-0095
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
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	3rd review comments Sept 26th	NOD issued Nov 17th
HILLHURST BLDG A DRIVE THRU PDR (PLZ-23-0054)	Adding a drive through		2209 S HILLHURST ROAD (BUILDING A)	Submitted July 14 th	Awaiting Resubmittal
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
Prairie Yard Expansion SPR & SEPA, PLZ-23-0050	Site Plan, SEPA		27050 NE 10th Avenue	Submitted July 13 th	Awaiting Resubmittal
Sanderling Farm 2A/2B Final Plat (PLZ-23-0065)	Final Plat		Pin#: 986064821	Sep 20 th	Awaiting Resubmittal

Paradise Pointe Administrative Adjustment, PLZ-23-0066	Administrative Adjustment	28216 NW 31st Ave	Sep 9 th	Council Approved Nov 16th
Chevron Expansion PLZ-23-0067	Site Plan, SEPA	5801 Pioneer St	Sep 11 th	Awaiting Resubmittal
IQ Credit Union (PLZ-23-0074 - 0078)	Site Plan, Variance, Critical Areas, SEPA	Near 5284 Pioneer St	Sep 25 th	Awaiting Resubmittal
50Th Place Rezone, PLZ-23-0060	Rezone	"SE ¼ of the NW ¼ of Section 21, T4N, R1E, WM	Sep 12 th	Under Review
Cloverhill Phases 3B & 10 Rezone, PLZ-23-0071	Rezone	986047335	Sep 13 th	Council approved Dec 7 th
Greely Farm PH 4 (PLZ-23-0080 - 0083)	Preliminary PUD, SEPA, Critical Areas, Archaeology	279th St & 4th St	Oct 6 th	Awaiting Resubmittal
Cloverhill PUD Phase 3B & 10 PDR, PLZ-23-0095	Type II Post Decision Review	2067 S Royal Rd	Oct 27 th	Awaiting Resubmittal
Quail Ridge Subdivision (PLZ-23-0091)	PUD, SEPA, Arch, Critical Area	3797 S 15th Street	Nov 8 th	Awaiting Resubmittal
Franck Intent to Annex (PLZ-23-0085)	Intent to Annex	23713 NW Hillhurst Rd	Oct 9 th	Council accepted Dec 7th
Marrett Hills Estates Intent to Annex (PLZ-23-0099)	Intent to Annex	216698000	Nov 21 st	Council accepted Dec 7th
Paradise Pointe PUD Phase 1 Final Plat - PLZ-23-0096	Final Plat	21307700	Nov 6 th	Under Review
Paradise Pointe PUD Phase 2 Final Plat - PLZ-23-0097	Final Plat	21307600	Nov 6 th	Under Review
Union Ridge Town Center Binding Site Plan (PLZ-23-0088-0090)	Binding Site Plan, Site Plan, BLA	URTC/Ridgefield Junction	Oct 13 th	Awaiting Resubmittal
Panda Express Site Plan (PLZ-23-0100)	Site Plan	URTC	Dec 12th	Under Review
Ridgefield Gateway Short Plat (PLZ-23-0101)	Short Plat	4801 S 3RD WAY,	Dec 5 th	Under Review
McDonalds Site Plan (PLZ-23-105)	Site Plan	213971000	Dec 14th	Under Review
Les Schwab Discovery Ridge Phase 2B Final Short Plat, PLZ-23-0104	Short Plat	4801 S 3RD WAY,	Dec 13 th	Under Review

Lahti Property Final Binding Site Plan, PLZ-23- 0103	Binding Site Plat	606996000 and 602965000	Dec 13 th	Under Review
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Engineering Department

Projects under review

Name	Description	Size	Location	Status
Greely Phase 2B ENG-22-0116	Residential Development	9.14 Acres	N 10 th St	4th Review completed; returned to Applicant
Greely Phase 2C ENG-22-0087	Residential Development	911.46 Acres	N 10 th St	Under Review
Sanderling Park Ph2A/2B	Residential Development	3.7 Acres	Hillhurst Rd	Under Review
Tri-Mountain Station, ENG-22-0129	Commercial Development	7.5 Acres	S 65 th Ave	Approved. Next Step: Pre-Con Meeting
Paradise Found (Point) ENG-23-0083	Residential Development	18 Acres	Royle Rd	Under Review
Paradise Found (Point) Crossing ENG-23-0084	Residential Development	44 Acres	Royle Rd	Under Review
Urban Downs 2, ENG-23-0030	Residential Development	33 Acres	N 85 th Avenue	Grading approved. Plans under review.
Ridgefield Gateway Phase 1 ENG-23-0039	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	Waiting resubmittal; 5th review complete.
Wind River Short Plat, ENG-23-0042	Residential Development	Acres	Wind River Way	Waiting resubmittal of Stormwater plan.
Keller Supply Expansion ENG-23-0085	Commercial Development	1 Acre	65 th Avenue	Waiting resubmittal
Hillhurst	Commercial Development	2 Acres	Hillhurst Rd	Under review
Costco Warehouse/Fuel Facility	Commercial Development	17.39 Acres	N 56 th Place	Under Review
Kirkland Senior Living	Residential Development	2 Acres	Pioneer Street	Under Review

Projects under construction

Name	Description	Size	Location	Status
Mountainview Dental, ENG-23-0001	Commercial development	2.17 acres	5284 Pioneer	Under construction
Costco/URTC, ENG-23-0043	Commercial Development	12.4 Acres	Pioneer Street	Under construction
Seven Wells Ph 6, ENG-22-0132	Residential Development	15.3 Acres	Royle Rd	Under construction
Ridgefield Corporate Business Park/PacTrust ENG-23-0081	Commercial Development	40.4 Acres	S. 6 th Way	Erosion control in place
Paradise Pointe	Residential Development	108.11 Acres	N Royle Rd	Paving underway
Sanderling Ph 2A	Residential Development	11.54 Acres	NW Hillhurst Rd	Under construction
Sanderling Ph 2B	Residential Development	90 Acres	NW Hillhurst Rd	Under construction
Urban Downs Ph II	Residential Development	33.02 Acres	S 85 th Ave	Under Review