



## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### DEVELOPMENT SUMMARY January 2024

## Building Department

### Summary of building permits by year

Building Permits	2020	2021	2022	2023	2024 (YTD)	January
Total permits	1,728	1,716	871	524	66	66
Commercial/ industrial permits	62	22	30	29	3	3
New home permits	670	648	361	243	28	28
Miscellaneous permits	996	1,046	480	252	35	35
Residential building permit application and review fees	\$2,343,979	\$2,162,995	\$1,228,318	\$997,334	\$131,439	\$131,439
Total building department receipts	\$16,157,889	\$17,239,951	\$11,611,356	\$9,137,506	\$1,025,180	\$1,025,180

### 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

<b>(2023) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
April	Les Schwab	11,941	1,044,165	Closed
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**

<b>(2024) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
January	DT DC7 HVAC Retrofit for Dollar Tree	900	59,832	Issued
January	RSD CTE Building	2,800	712,264	Issued

#### **2024 Approved & Under Construction Commercial Building: 2 projects**

### **Approved & Under Construction Commercial Tenant Improvement**

<b>(2022) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
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**

<b>(2023) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
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**

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
January	Junebug Play & Learning Space	2,800	562,968	Issued

**2024 Approved & Under Construction Commercial Tenant Improvement: 1 project**

**Pending permits**

Type of permit	Total
Home Permits pending	59
Commercial/industrial pending	22
Commercial Tenant Improvement	7
Miscellaneous pending	60
<b>Grand total for all pending permits</b>	<b>148</b>

**Subdivisions with issued building permits**

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	10	63
Taverner Ridge Ph 5	8	10
Royal Terrace	31	32
Greely Farms Ph 2A	85	89
Greely Farms Ph 3A	14	79
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	30	31
Journey's Edge	1	6
Sanderling Park Ph 1	34	46
Ridgefield Heights Ph 1 & 2	80	105
Paradise Pointe Ph 3	2	82
Laspa Short Plat	1	2

# Planning Department

## Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Allied Pipe Yard Expansion (PLZ-23-0102)</b>	Add a pipe yard to an existing commercial site		766 S 74TH PL	Jan 6 <sup>th</sup> at 1:00pm	Conference has Occurred
<b>Charlottes Garden Cottages (PLZ-24-0003)</b>	18-Cottage Development		203 S 7 <sup>th</sup> Ave	February 13 <sup>th</sup> , 1:00	Under Review
<b>Bus Barn (PLZ-24-0001)</b>	Redevelopment of bus barn		304 Pioneer Street	February 13 <sup>th</sup> , 2:30	Under Review

## Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Nye PUD (PLZ-22-0054-0057)</b>	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Public Hearing held Dec 19 <sup>th</sup>	Awaiting HE Decision
Preliminary PUD, SEPA, Critical Areas,					
<b>Jubilee Tea House Sign (PLZ-22-0100)</b>	Adhere Vinyl lettering to building	0.2 ac	321 N 3 <sup>rd</sup> Ave	Incomplete Aug 10 <sup>th</sup>	Awaiting resubmittal
<b>RSD New Elementary School Final Site Plan (PLZ-19-0116)</b>	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 <sup>th</sup>	On Hold
<b>Holsinger Mixed Use (PLZ-19-0057)</b>	Final Site Plan			Submitted April 30 <sup>th</sup>	On Hold
<b>Hillhurst Bldg A Drive Thru PDR (PLZ-23-0054)</b>	Adding a drive through to Bldg A		2209 S Hillhurst Road (Building A)	Submitted July 14 <sup>th</sup>	Under Review
<b>Discovery Ridge Phase 3B Site Plan Review, PLZ-23-0057</b>	Site Plan		Discovery Ridge Ph3 Short Plat, Lots 20 & 21	Submitted July 25 <sup>th</sup>	Under Review
<b>Prairie Yard Expansion SPR &amp; SEPA, PLZ-23-0050</b>	Site Plan, SEPA		27050 NE 10th Avenue	Submitted July 13 <sup>th</sup>	Awaiting Resubmittal
<b>Sanderling Farm 2A/2B Final Plat (PLZ-23-0065)</b>	Final Plat		Pin#: 986064821	Sep 20 <sup>th</sup>	Approved by council Jan 25
<b>IQ Credit Union (PLZ-23-0074 - 0078)</b>	Site Plan, Variance, Critical Areas, SEPA		Near 5284 Pioneer St	Sep 25 <sup>th</sup>	Awaiting Resubmittal
<b>50Th Place Rezone, PLZ-23-0060</b>	Rezone		"SE ¼ of the NW ¼ of Section 21, T4N, R1E, WM	Sep 12 <sup>th</sup>	Under Review

<b>Greely Farm PH 4 (PLZ-23-0080 - 0083)</b>	Preliminary PUD, SEPA, Critical Areas, Archaeology	279th St & 4th St	Oct 6 <sup>th</sup>	Under Review
<b>Cloverhill PUD Phase 3B &amp; 10 PDR, PLZ-23-0095</b>	Type II Post Decision Review	2067 S Royal Rd	Oct 27 <sup>th</sup>	Awaiting Resubmittal
<b>Quail Ridge Subdivision (PLZ-23-0091)</b>	PUD, SEPA, Arch, Critical Area	3797 S 15th Street	Nov 8 <sup>th</sup>	Awaiting Resubmittal
<b>Paradise Pointe PUD Phase 1 Final Plat</b>	Final Plat	21307700	Nov 6 <sup>th</sup>	Awaiting Resubmittal
<b>Paradise Pointe PUD Phase 2 Final Plat</b>	Final Plat	21307600	Nov 6 <sup>th</sup>	Awaiting Resubmittal
<b>Union Ridge Town Center Binding Site Plan (PLZ-23-0088-0090)</b>	Binding Site Plan, Site Plan, BLA	URTC/Ridgefield Junction	Oct 13 <sup>th</sup>	Under Review
<b>Panda Express Site Plan (PLZ-23-0100)</b>	Site Plan	URTC	Dec 12 <sup>th</sup>	Awaiting Resubmittal
<b>Ridgefield Gateway Short Plat (PLZ-23-0101)</b>	Short Plat	4801 S 3RD WAY,	Dec 5 <sup>th</sup>	Awaiting Resubmittal
<b>McDonalds Site Plan (PLZ-23-105)</b>	Site Plan	213971000	Dec 14 <sup>th</sup>	Awaiting Resubmittal
<b>Les Schwab Discovery Ridge Phase 2B Final Short Plat, PLZ-23-0104</b>	Short Plat	4801 S 3RD WAY,	Dec 13 <sup>th</sup>	Under Review
<b>Lahti Property Final Binding Site Plan, PLZ-23-0103</b>	Binding Site Plat	606996000 and 602965000	Dec 13 <sup>th</sup>	Under Review
<b>Marrett Hills Estates Intent to Annex (PLZ-23-0099)</b>	Intent to Annex	216698000	Nov 21 <sup>st</sup>	Council Rejected

## Engineering Department

### Projects under review

Name	Description	Size	Location	Status
<b>Greely Phase 2B ENG-22-0116</b>	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	4th Review completed; returned to Applicant
<b>Greely Phase 2C ENG-22-0087</b>	Residential Development	911.46 Acres	N 10 <sup>th</sup> St	Under Review

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

### Projects under construction

Name	Description	Size	Location	Status
<b>Mountainview Dental, ENG-23-0001</b>	Commercial development	2.17 acres	5284 Pioneer	Under construction
<b>Costco/URTC, ENG-23-0043</b>	Commercial Development	12.4 Acres	Pioneer Street	Under construction
<b>Seven Wells Ph 6, ENG-22-0132</b>	Residential Development	15.3 Acres	Royle Rd	Under construction
<b>Ridgefield Corporate Business Park/PacTrust ENG-23-0081</b>	Commercial Development	40.4 Acres	S. 6 <sup>th</sup> Way	Erosion control in place
<b>Paradise Pointe</b>	Residential Development	108.11 Acres	N Royle Rd	Paving complete

<b>Sanderling Ph 2A</b>	Residential Development	11.54 Acres	NW Hillhurst Rd	Paving complete
<b>Sanderling Ph 2B</b>	Residential Development	90 Acres	NW Hillhurst Rd	Paving complete
<b>Urban Downs Ph II</b>	Residential Development	33.02 Acres	S 85 <sup>th</sup> Ave	Under construction