



COMMUNITY DEVELOPMENT DEPARTMENT

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

Building Department

Summary of building permits by year

Building Permits	2020	2021	2022	2023	2024 (YTD)	May
Total permits	1,728	1,716	871	524	383	83
Commercial/ industrial permits	62	22	30	29	12	1
New home permits	670	648	361	243	137	35
Miscellaneous permits	996	1,046	480	252	234	47
Residential building permit application and review fees	\$2,343,979	\$2,162,995	\$1,228,318	\$997,334	\$657,604	\$174,230
Total building department receipts	\$16,157,889	\$17,239,951	\$11,611,356	\$9,137,506	\$4,920,263	\$1,101,689

Approved & Under Construction Commercial Building

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
October	Pioneer Village Bldg 3 - Shell Only	12,106	853,836	Issued

2022 Approved & Under Construction Commercial Building: 1 project

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
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
October	Clark College	50,299	8,004,563	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				
(2024) Month Approved	Project	Square Footage	Building Valuation	Status
January	DT DC7 HVAC Retrofit for Dollar Tree	900	59,832	Issued
March	Hillhurst Commercial Center Shell Only - Bldg B	7,275	919,095	Issued
April	Costco Warehouse	160,812	22,116,475	Issued
April	Costco Fuel Facility	9,010	1,621,223	Issued
May	United Natural Foods Inc	1,480	110,422	Issued
2024 Approved & Under Construction Commercial Building: 5 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
2022 Approved & Under Construction Commercial Tenant Improvement: 1 project				
(2023) Month Approved	Project	Square Footage	Building Valuation	Status
April	JoJo's PV Bldg 3	1,529	134,797	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
2023 Approved & Under Construction Commercial Tenant Improvement: 4 projects				
(2024) Month Approved	Project	Square Footage	Building Valuation	Status
January	Junebug Play & Learning Space	2,800	562,968	Issued
February	Neighborhood Ridgefield Refuge	1,344	80,000	Issued
February	Seen Eye Care PLLC	1,300	231,153	Closed
March	AT&T PV Bldg 11	894	78,815	Issued
March	Domino's	1,400	248,934	Issued
April	Ridgefield Physical Therapy	3,520	625,891	Issued
2024 Approved & Under Construction Commercial Tenant Improvement: 6 projects				

Pending permits

Type of permit	Total
Home Permits pending	36
Commercial/industrial pending	26
Commercial Tenant Improvement	3
Miscellaneous pending	76
Grand total for all pending permits	141

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	34	63
Taverner Ridge Ph 5	8	10
Royal Terrace	32	32
Greely Farms Ph 2A	85	89
Greely Farms Ph 3A	33	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	3	6
Sanderling Park Ph 1	45	46
Ridgefield Heights Ph 1 & 2	93	105
Paradise Pointe Ph 2	6	21
Paradise Pointe Ph 3	25	82

Planning Department

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
PROTEA RIDGE TOWNHOME SUBDIVISION PLZ-24-0023	12 Townhomes Development		986065215,	May 28 th , 1:00pm	Conference Occurred May 28th

Hendrickson Estates PUD PLZ-24-0024	25-lot PUD	3005 NW Carty Rd	June 11 th , 1:00pm	Conference Scheduled
Bartlett Shop Addition PLZ-24-0025	Addition to existing garage	126 N 8 th Ave	May 28 th , 2:30pm	Conference Occurred May 28th
Ridgefield KinderCare PLZ-24-0029	12,000 sq ft KinderCare	4801 S 3 rd Way	TBD	Under Review
Eastside Elevated Water Reservoir PLZ-24-0033	2.5-million-gallon elevated water reservoir	8004 S. 5th Street	TBD	Under Review

Projects under review

Name	Description	Size	Location	Key dates	Status
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
RSD New Elementary School Final Site Plan (PLZ- 19-0116)	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 th	On Hold
Holsinger Mixed Use (PLZ-19-0057)	Final Site Plan			Submitted April 30 th	On Hold
Prairie Yard Expansion SPR & SEPA, PLZ-23-0050	Site Plan, SEPA		27050 NE 10th Avenue	Submitted July 13 th	Awaiting Resubmittal
IQ Credit Union (PLZ-23- 0074 - 0078)	Site Plan, Variance, Critical Areas, SEPA		Near 5284 Pioneer St	Sep 25 th	On Hold
Quail Ridge Subdivision (PLZ-23-0091)	PUD, SEPA, Arch, Critical Area		3797 S 15th Street	Submitted Nov 8, 2024	NOD Issued May 9th
Cloverhill PUD Phase 3B & 10 PDR, PLZ-23-0095	Type II Post Decision Review		2067 S Royal Rd	Oct 27 th	Under Review
Paradise Pointe PUD Phase 1 Final Plat - PLZ-23-0096	Final Plat		21307700	Nov 6 th	Awaiting Resubmittal
Panda Express Site Plan (PLZ-23-0100)	Site Plan		URTC	Dec 12 th	Awaiting Resubmittal
McDonalds Site Plan (PLZ- 23-105)	Site Plan		213971000	Dec 14 th	Awaiting Resubmittal
Discovery Ridge Phase 2A (PLZ-24-0011)	Site Plan		986052544, 986052544, 986052542, 986052541	March 14	Awaiting Resubmittal
Allied Pipe Yard Expansion, PLZ-24-0014	Site Plan		766 S 74th	March 29	Comment Period Started May 24

Marrett Hills Estates Intent to Annex (PLZ-23-0099)	Annex	216698000	Jan 8	Under Review
50th Avenue Roundabout and Pioneer Street Widening, PLZ-24-0020-0021	Critical Areas and SEPA Review		Submitted April 30	Under Review
Paradise Pointe Phase 3 Monument Entry Sign, PLZ-24-0019	Sign Permit	1355 N Royle	Submitted April 25	On Hold Per the Applicant
Lahti Binding Site Plan, PLZ-24-0017	Binding Site Plan	5145 & 5395 Pioneer S	Submitted April 17 th	Awaiting Resubmittal
Golden Acres Intent to Annex, PLZ-24-0018	Intent to Annex	2825 NW Carty Rd	Submitted April 18th	Accepted by Council May 23rd
Marechal Meadows Plat PLZ-24-0022	Final Plat	986067097	Submitted May 2 nd	Under Review
Pepsi Wall Sign PLZ-24-0032	Sign Permit	S 219 S Timm Rd	Submitted May 22 nd	Under Review
Mountain View Dental Wall Signs PLZ-24-0026	Sign Permit	5284 Pioneer St	Submitted May 16 th	NOD Issued May 24 th
Ridgefield Physical Therapy Wall Sign PLZ-24-30	Sign Permit	5284 Pioneer St	Submitted May 16th	NOD Issued May 24 th
50th Ave Roundabout & Pioneer St Widening PLZ-24-0020 - 24-0021	Critical Area & SEPA	Pioneer St between Royle RD & 56th Ave	Submitted April 30 th	Under Review
URTC Storm Facility BLA PLZ-24-0027	BLA	#214026000 & #213956001	Submitted May 10 th	NOD Issued May 20 th

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	Waiting Resubmittal
Greely Phase 2C ENG-22-0087	Residential Development	59.21 Acres	N 10 th St	Waiting Resubmittal
Paradise Pointe Ph 4-5 ENG-23-0117	Residential Development	18 Acres	Royle Rd	Under Review

Paradise Pointe ENG-23-0084	Extension of N 13 th St Crossing		N Royle Rd	On Hold
Keller Supply Expansion ENG-23-0085, ENG- 23-0086	Commercial Development	3.651 Acres	65 th Ave	Pre-Con to be scheduled
Sanderling Park Ph 4 ENG-23-0111	Residential Development	73 Acres	NW Hillhurst Rd	Under Review
RSD New Ridgefield Elementary School ENG-24-0011, ENG-24- 0010	Commercial Development	27.36 Acres	N 10 th St	Waiting Resubmittal
RHS Voc Ed Building ENG-24-0012, ENG-24- 0013	Commercial Development	32.10 Acres	Hillhurst Road	Waiting Resubmittal
iQ Credit Union ENG-24-0018, ENG- 24-0019	Commercial Development		Pioneer St	On Hold
Chevron Expansion ENG-24-0027, ENG- 24-0028	Commercial Development		Pioneer St	Under Review
Ridgefield Corporate Park aka PacTrust ENG-23-0081	Commercial Development		5145 Pioneer St	Under Review
URTC 1 – Pads E & F ENG-24-0040, ENG- 24-0041	Commercial Development	5.09 Acres	5694 Pioneer St	Waiting Resubmittal
Discovery Ridge Ph 3B Lot 21 ENG-23-0104	Commercial Development	1.01 Acres	411 S 47 th Ave	Under Review
McDonalds ENG-23-0120	Commercial Development	0.88 Acres	8307 Pioneer St	Under Review
Quail Ridge ENG-24-0048	Residential Development	20 Acres	S 15 th St	Under Review
Urban Downs II – Ph 2&3 ENG-24-0037	Residential Development	33.49 Acres	NE 10 th Ave	Under Review
Tri Mountain Station North & South ENG-22-0061	Commercial Development	15.69 Acres	S 65 th Ave	On Hold
Wind River Way ENG-23-0042, ENG- 23-0041	Residential Development	5.70	S Wind River Way	Waiting Resubmittal

Projects under construction

Name	Description	Size	Location	Status
Mountainview Dental, ENG-23-0001	Commercial development	2.17 acres	5284 Pioneer St	Under construction
Costco/URTC, ENG-24-0002, ENG-23-0043	Commercial Development	12.4 Acres	Pioneer St	Under construction
Seven Wells Ph 6, ENG-22-0132	Residential Development	15.3 Acres	Royle Rd	Under construction
Urban Downs Ph 2	Residential Development	33.49 Acres	NE 10 th Ave	Grading
Paradise Pointe Ph 1	Residential Development	108.11 Acres	N 35 th Ave	Under construction
Paradise Pointe Ph 2	Residential Development	See Ph 1	N 35 th Ave	Under construction
Paradise Pointe Ph 3	Residential Development	See Ph 1	N Royle Rd	Under construction
Sanderling Park	Residential Development	73 Acres	NW Hillhurst Rd	Under Construction
Residence at Ridgefield	Multi Family Residence	2.02 Acres	6625 Pioneer St	Erosion control in place
Ridgefield Heights Ph 3-5	Residential Development	70.45 Acres	S 25 th Pl	Erosion control in place
Ridgefield Gateway Ph 1	Commercial Development	5.72 Acres	Pioneer St	Grading