



## COMMUNITY DEVELOPMENT DEPARTMENT

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

August 2024

## Building Department

### Summary of building permits by year

| Building Permits  | 2020         | 2021         | 2022         | 2023        | 2024 (YTD)  | August    |
|---|--------------|--------------|--------------|-------------|-------------|-----------|
| Total permits   | 1,728        | 1,716        | 871          | 524         | 560         | 45        |
| Commercial/ industrial permits                          | 62           | 22           | 30           | 29          | 23          | 2         |
| New home permits  | 670          | 648          | 361          | 243         | 175         | 6         |
| Miscellaneous permits                                   | 996          | 1,046        | 480          | 252         | 362         | 37        |
| Residential building permit application and review fees | \$2,343,979  | \$2,162,995  | \$1,228,318  | \$997,334   | \$832,401   | \$26,115  |
| Total building department receipts                      | \$16,157,889 | \$17,239,951 | \$11,611,356 | \$9,137,506 | \$6,258,692 | \$222,533 |

### 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             | Closed |
| 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          | Closed |
| May                   | United Natural Foods Inc                        | 1,480          | 110,422            | Issued |
| July                  | Legacy Trails Retail Ph 3 Shell Only            | 17,160         | 2,381,465          | Issued |
| August                | Keller Supply Expansion                         | 46,823         | 5,585,229          | Issued |
| August                | Ridgefield High School – Exterior Freezer       | 600            | 40,080             | Issued |

#### 2024 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 |

#### 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          | Closed |

#### 2023 Approved & Under Construction Commercial Tenant Improvement: 3 projects

| (2024) Month Approved | Project                             | Square Footage | Building Valuation | Status |
|-----------------------|-------------------------------------|----------------|--------------------|--------|
| February              | Neighborhood Ridgefield Refuge      | 1,344          | 80,000             | Issued |
| March                 | AT&T   PV Bldg 11                   | 894            | 78,815             | Issued |
| April                 | Ridgefield Physical Therapy         | 3,520          | 625,891            | Issued |
| June                  | Mountain View Dental                | 4,084          | 739,939            | Issued |
| June                  | 8 Cow Creamery   PV Bldg 8          | 2,206          | 291,038            | Issued |
| July                  | Dr. Smith Dental Office   PV Bldg 3 | 3,106          | 381,168            | Issued |

|      |                                    |        |        |
|------|------------------------------------|--------|--------|
| July | PPG Ridgefield – Restroom Upgrades | 20,000 | Issued |
| July | BTB Solutions – Bathroom addition  | 40,000 | Issued |

**2024 Approved & Under Construction Commercial Tenant Improvement: 8 projects**

**Pending permits**

| Type of permit                             | Total      |
|--|------------|
| Home Permits pending                       | 35         |
| Commercial/industrial pending              | 29         |
| Commercial Tenant Improvement              | 4          |
| Miscellaneous pending                      | 73         |
| <b>Grand total for all pending permits</b> | <b>141</b> |

**Subdivisions with issued building permits**

| Subdivision                 | Issued permits | Total lots |
|-----------------------------|----------------|------------|
| Seven Wells Ph 3            | 103            | 104        |
| The Reserve at Seven Wells  | 38             | 63         |
| Taverner Ridge Ph 5         | 8              | 10         |
| Greely Farms Ph 2A          | 87             | 89         |
| Greely Farms Ph 3A          | 41             | 79         |
| Greely Farms Ph 3B          | 5              | 100        |
| Kemper Grove Ph 2           | 46             | 48         |
| McCormick Creek Ph 2        | 40             | 42         |
| Journey's Edge              | 3              | 6          |
| Sanderling Park Ph 2A & 2B  | 1              | 26         |
| Ridgefield Heights Ph 1 & 2 | 100            | 105        |
| Paradise Pointe Ph 2        | 10             | 21         |
| Paradise Pointe Ph 3        | 22             | 82         |

**Planning Department**

**Pre-application conferences**

| Name                     | Description                              | Size | Location              | Date of conference | Status       |
|--------------------------|--|------|-----------------------|--------------------|--------------|
| Royle Ridge Phase 1 PLZ- | Gas station with convenience store and a |      | Corner of Pioneer and | August 13th        | Notes Issued |

|                                 |                                      |                 |                |                         |
|---------------------------------|--------------------------------------|-----------------|----------------|-------------------------|
| 24-0049                         | drive-thru bank                      | Royle           | 1:00pm         |                         |
| PLZ-24-0051 Ridgefield Goodwill | 25,000 sq ft Goodwill                | 213979000       | Aug 27th, 2:30 | Conference has occurred |
| PLZ-24-0053 50th Place PUD      | 20-lot subdivision in the RLD-8 zone | 213991000       | Aug 27th, 1:00 | Conference has occurred |
| PLZ-24-0062 Royle Ridge RMUO    | Adjust the RMUO overlay              | Royle & Pioneer | Not Scheduled  | Under Review            |

### Projects under review

| Name   | Description                    | Size                                       | Location             | Key dates                        | Status               |
|--|--------------------------------|--|----------------------|----------------------------------|----------------------|
| RSD New Elementary School Final Site Plan (PLZ-19-0116)              | Final Site Plan                | 27.36 ac                                   | 7025 N 10TH ST       | Submitted Oct 24 <sup>th</sup>   | On Hold              |
| Holsinger Mixed Use (PLZ-19-0057)                                    | Final Site Plan                |  |                      | Submitted April 30 <sup>th</sup> | On Hold              |
| Prairie Yard Expansion SPR & SEPA, PLZ-23-0050                       | Site Plan, SEPA                |  | 27050 NE 10th Avenue | Submitted July 13 <sup>th</sup>  | Awaiting Resubmittal |
| Cloverhill PUD Phase 3B & 10 PDR, PLZ-23-0095                        | Type II Post Decision Review   |  | 2067 S Royal Rd      | Oct 27 <sup>th</sup>             | Under Review         |
| Panda Express Site Plan (PLZ-23-0100)                                | Site Plan                      |  | URTC                 | Dec 12 <sup>th</sup>             | Awaiting Resubmittal |
| McDonalds Site Plan (PLZ-23-105)                                     | Site Plan                      | 213971000                                  |                      | Dec 14 <sup>th</sup>             | Awaiting Resubmittal |
| Discovery Ridge Phase 2A (PLZ-24-0011)                               | Site Plan                      | 986052544, 986052544, 986052542, 986052541 |                      | March 14                         | Awaiting Resubmittal |
| 50th Avenue Roundabout and Pioneer Street Widening, PLZ-24-0020-0021 | Critical Areas and SEPA Review |  |                      | Submitted April 30               | Under Review         |
| Marechal Meadows Plat PLZ-24-0022                                    | Final Plat                     | 986067097                                  |                      | Resubmitted August 29            | Under Review         |
| 50th Ave Roundabout & Pioneer St Widening PLZ-24-0020 - 24-0021      | Critical Area & SEPA           | Pioneer St between Royle RD & 56th Ave     |                      | Submitted April 30 <sup>th</sup> | Under Review         |
| Raptors Park (Frank  | Annexations                    | 215876000, 215875000,                      |                      | Submitted June                   | Under Review         |

|  |                        |                            |                         |                                    |
|--|------------------------|----------------------------|-------------------------|------------------------------------|
| <b>Subdivision) PLZ-24-0036</b>                                      |                        | 216472000 and<br>216457000 | 6 <sup>th</sup>         |                                    |
| <b>AT&amp;T Cell Tower Modification, PLZ-24-0042</b>                 | Type I Minor Site Plan | 5617 S 6TH WAY             | July 9 <sup>th</sup>    | NOD Issued August 6th              |
| <b>Extra Mile Sign PLZ-24-0047</b>                                   | Wall Sign              | 5801 Pioneer Dr            | July 22 <sup>nd</sup>   | NOD Issued August 13 <sup>th</sup> |
| <b>PLZ-24-0048 Eight Cow Creamery Sign</b>                           | Wall Sign              | 4723B S Settler Dr         | July 23rd               | Awaiting Resubmittal               |
| <b>Young-Higgins Property, PLZ-24-0046</b>                           | Short Plat             | 2307 NW Carty              | July 10th               | Under Review                       |
| <b>Paskin Solarium Variance &amp; Admin Adjustment, PLZ-24-00045</b> | Variance               | 2624 21 <sup>st</sup> Ct   | July 29 <sup>th</sup>   | Under Review                       |
| <b>PLZ-24-0063 Ridgefield Heights Ph 3</b>                           | Final Plat             | 498 S 25th Pl              | August 29th             | Under Review                       |
| <b>PLZ-24-0064 Ridgefield Heights Ph 4</b>                           | Final Plat             | 498 S 25th Pl              | August 29th             | Under Review                       |
| <b>PLZ-24-0065 Ridgefield Heights Ph 5</b>                           | Final Plat             | 498 S 25th Pl              | August 29th             | Under Review                       |
| <b>PLZ-24-0055 Mukensnabl Annexation</b>                             | Intent to Annex        | 24019 NW Meuller Rd        | August 15 <sup>th</sup> | Under Review                       |
| <b>PLZ-24-0052 Golden Acres Annexation</b>                           | Petition to Annex      | 216700000                  | August 18 <sup>th</sup> | Under Review                       |

## Engineering Department

### Projects under review

| Name   | Description                                 | Size        | Location                | Status              |
|--|---|-------------|-------------------------|---------------------|
| <b>Greely Phase 2B<br/>ENG-22-0116</b>                               | Residential Development                     | 9.14 Acres  | NE 10 <sup>th</sup> Ave | Under Review        |
| <b>Greely Phase 2C<br/>ENG-22-0087</b>                               | Residential Development                     | 59.21 Acres | NE 10 <sup>th</sup> Ave | Under Review        |
| <b>Paradise Pointe<br/>ENG-23-0084</b>                               | Extension of N 13 <sup>th</sup> St Crossing |             | N Royle Rd              | Under Review        |
| <b>Sanderling Park Ph 4<br/>ENG-23-0111</b>                          | Residential Development                     | 73 Acres    | NW Hillhurst Rd         | Under Review        |
| <b>RSD New Ridgefield Elementary School<br/>ENG-24-0011, ENG-24-</b> | Commercial Development                      | 27.36 Acres | N 10 <sup>th</sup> St   | Waiting Resubmittal |

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|---|-------------------------|-------------|------------------------------|---------------------|
| <b>RHS Voc Ed Building</b><br><b>ENG-24-0012, ENG-24-0013</b>                 | Commercial Development  | 32.10 Acres | Hillhurst Road               | Waiting Resubmittal |
| <b>iQ Credit Union</b><br><b>ENG-24-0018, ENG-24-0019</b>                     | Commercial Development  |             | Pioneer St                   | Under Review        |
| <b>Chevron Expansion</b><br><b>ENG-24-0027, ENG-24-0028</b>                   | Commercial Development  |             | Pioneer St                   | Waiting Resubmittal |
| <b>URTC 1 - Pads E &amp; F</b><br><b>ENG-24-0040, ENG-24-0041</b>             | Commercial Development  | 5.09 Acres  | 5694 Pioneer St              | Under Review        |
| <b>Discovery Ridge Ph 3B</b><br><b>Lot 21</b><br><b>ENG-23-0104</b>           | Commercial Development  | 1.01 Acres  | 411 S 47 <sup>th</sup> Ave   | Waiting Resubmittal |
| <b>McDonalds</b><br><b>ENG-23-0119, ENG-23-0120</b>                           | Commercial Development  | 0.88 Acres  | 8307 Pioneer St              | Under Review        |
| <b>Quail Ridge</b><br><b>ENG-24-0048</b>                                      | Residential Development | 20 Acres    | S 15 <sup>th</sup> St        | Under Review        |
| <b>Urban Downs II - Ph 2&amp;3</b><br><b>ENG-24-0037</b>                      | Residential Development | 33.49 Acres | NE 10 <sup>th</sup> Ave      | Under Review        |
| <b>Tri Mountain Station</b><br><b>North &amp; South</b><br><b>ENG-22-0061</b> | Commercial Development  | 15.69 Acres | S 65 <sup>th</sup> Ave       | On Hold             |
| <b>Wind River Way</b><br><b>ENG-23-0042, ENG-23-0041</b>                      | Residential Development | 5.70 Acres  | S Wind River Way             | Under Review        |
| <b>Allied Pipe Yard</b><br><b>Expansion ENG-24-0058</b>                       | Commercial Development  | 3.9 Acres   | 766 S 74 <sup>th</sup> Place | Under Review        |
| <b>Carty Road Pump</b><br><b>Station ENG-24-0066,</b><br><b>ENG-24-0068</b>   | Residential Development |             | 2307 NW Carty Rd             | Waiting Resubmittal |
| <b>Paradise Pointe PUD</b><br><b>Ph 6-10 ENG-24-0075</b>                      | Residential Development |             | Royle Road                   | Under Review        |
| <b>Ridgefield Storage</b><br><b>RV's &amp; More</b>                           | Commercial Development  |             | Timm Rd                      | Under Review        |

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### Projects under construction

| Name | Description | Size | Location | Status |
|------|-------------|------|----------|--------|
|------|-------------|------|----------|--------|

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|   |                         |              |  |                    |
|---|-------------------------|--------------|--|--------------------|
| <b>Seven Wells Ph 6,<br/>ENG-22-0132</b>                      | Residential Development | 15.3 Acres   | Royle Rd   | Under construction |
| <b>Urban Downs II Ph 1</b>                                    | Residential Development | 33.49 Acres  | NE 10 <sup>th</sup> Ave                              | Under construction |
| <b>Paradise Pointe Ph 1</b>                                   | Residential Development | 108.11 Acres | N 35 <sup>th</sup> Ave                               | Under construction |
| <b>Paradise Pointe Ph 2</b>                                   | Residential Development | See Ph 1     | N 35 <sup>th</sup> Ave                               | Under Construction |
| <b>Paradise Pointe Ph 3</b>                                   | Residential Development | See Ph 1     | N Royle Rd   | Under Construction |
| <b>Residence at Ridgefield</b>                                | Multi Family Residence  | 2.02 Acres   | 6625 Pioneer St                                      | Under Construction |
| <b>Ridgefield Heights Ph 3-5</b>                              | Residential Development | 70.45 Acres  | S 25 <sup>th</sup> Pl                                | Under Construction |
| <b>Ridgefield Gateway Ph 1</b>                                | Commercial Development  | 5.72 Acres   | Pioneer St   | Under Construction |
| <b>Paradise Pointe Ph 4-5<br/>ENG-23-0117</b>                 | Residential Development | 18 Acres     | Royle Rd   | Grading            |
| <b>Keller Supply Expansion<br/>ENG-23-0085, ENG-23-0086</b>   | Commercial Development  | 3.651 Acres  | 65 <sup>th</sup> Ave                                 | Under Construction |
| <b>Ridgefield Corporate Park aka PacTrust<br/>ENG-23-0081</b> | Commercial Development  |              | 5145 Pioneer St                                      | Under Construction |
| <b>Greely Phase 2B</b>  | Residential Development |              | 279 <sup>th</sup> Street/<br>NE 10 <sup>th</sup> Ave | Grading            |
| <b>Greely Phase 2C</b>  | Residential Development |              | 279 <sup>th</sup> Street/<br>NE 10 <sup>th</sup> Ave | Grading            |