



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY March 2025

Building Department

Summary of building permits by year

Building Permits	2021	2022	2023	2024 (YTD)	2025	March
Total permits	1,716	871	524	784	240	90
Commercial/ industrial permits	22	30	29	31	12	2
New home permits	648	361	243	226	75	28
Miscellaneous permits	1,046	480	252	527	153	60
Residential building permit application and review fees	\$2,162,995	\$1,228,318	\$997,334	\$1,069,769	387,265	143,270
Total building department receipts	\$17,239,951	\$11,611,356	\$9,137,506	\$10,861,718	549,625	975,843

Approved & Under Construction Commercial New Building

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
July	Pioneer Village Bldg 11 – Shell Only	4,666	458,108	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: 6 projects				
(2024) Month Approved	Project	Square Footage	Building Valuation	Status
March	Hillhurst Commercial Center Shell Only – Bldg B	7,275	919,095	Issued

April	Costco Warehouse	160,812	22,116,475	Finalized
May	United Natural Foods Inc	1,480	110,422	Finalized
July	Legacy Trails Retail Ph 3 Shell Only	17,160	2,381,465	Issued
August	Keller Supply Expansion	46,823	5,585,229	Issued
September	Union Ridge Town Center – Bldg E Shell Only	3,096	448,146	Issued
October	Union Ridge Town Center – Bldg F Shell Only	2,899	429,187	Issued
November	In-N-Out Burger	5,840	973,980	Issued
December	IQ Credit Union	4,789	767,997	Issued

2024 Approved & Under Construction Commercial Building: 9 projects

(2025) Month Approved	Project	Square Footage	Building Valuation	Status
January	Ascent Electric -Accessory Bldg	2,784	353,290	Issued
January	Union Ridge Town Center Bldg I – Shell Only	11,969	1,705,257	Issued
January	Union Ridge Town Center Bldg J – Shell Only	13,247	2,031,211	Issued
January	Union Ridge Town Center Bldg G – Shell Only	8,258	1,192,789	Issued
January	Union Ridge Town Center Bldg K – Shell Only	9,233	1,348,430	Issued
January	Residence at Ridgefield (aka Kirkland Senior Living)	163,381	23,776,923	Issued
February	Ridgefield Gateway Shell Convenience Store & Car Wash	5,457	732,312	Issued
March	Sunbelt Rentals	13,146	1,398,045	Issued

2025 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

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
February	Neighborhood Ridgefield Refuge	1,344	80,000	Temporary Occupancy
April	Ridgefield Physical Therapy	3,520	625,891	Closed

2024 Approved & Under Construction Commercial Tenant Improvement: 2 projects

(2025) Month Approved	Project	Square Footage	Building Valuation	Status
January	Chipotle	2,325	469,162	Issued

January	Starbucks Coffee	2,291	462,301	Issued
February	ECG Office	606	122,921	Issued
March	Outer Rim Bicycles	1,976	185,540	Issued
2025 Approved & Under Construction Commercial Tenant Improvement: 3 projects				

Pending permits

Type of permit	Total
Home Permits pending	18
Commercial/industrial pending	16
Commercial Tenant Improvement	3
Miscellaneous pending	37
Grand total for all pending permits	74

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	51	63
Taverner Ridge Ph 5	8	10
Greely Farms Ph 2A	87	89
Greely Farms Ph 3A	67	79
Greely Farms Ph 3B	21	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Journey's Edge	3	6
Sanderling Park Ph 2A & 2B	14	26
Ridgefield Heights Ph 1 & 2	100	100
Paradise Pointe Ph 1	19	51
Paradise Pointe Ph 2	14	21
Paradise Pointe Ph 3	58	82
Meadowview By Pulte Homes	14	52

Planning Department

Pre-application conferences

Name	Description	Location	Date of conference	Status
PLZ-25-0021 Take 5 Oil Change	Quick Oil Change	4796 Pioneer	March 11, at 1:00 pm	Notes Issued March 25 th
URTC Medical Office (PLZ-25-0029)	URTC Medical Office	West of Costco	Apr 8	Under Review

Projects under review

Name	Description	Location	Original Submittal Date	Status
Prairie Yard Expansion SPR & SEPA, PLZ-23-0050	Site Plan, SEPA	27050 NE 10th Avenue	Submitted July 13 th	Awaiting Resubmittal
Cloverhill PUD Phase 3B & 10 PDR, PLZ-23-0095	Type II PDR	2067 S Royal Rd	Oct 27 th	Under Review
Panda Express Site Plan (PLZ-23-0100)	Site Plan	URTC	Dec 12 th	Applicant withdrew March 6 th
Discovery Ridge Phase 2A (PLZ-24-0011)	Site Plan	986052544, 986052544, 986052542, 986052541	March 14	Awaiting Resubmittal
PLZ-24-0050 McDonald's Signs	Sign	5804 Pioneer	July 8 th , 2024	Awaiting Resubmittal
PLZ-24-0064 Ridgefield Heights Ph 4	Final Plat	498 S 25th Pl	August 29th	Under Review
PLZ-24-0065 Ridgefield Heights Ph 5	Final Plat	498 S 25th Pl	August 29th	Under Review
PLZ-24-0087, PLZ-24-0088 Royle Ridge Ridgefield Mixed Use Overlay	Zone Change Request	68 N. Royle Rd., 4548 N. 1st Way	Nov 8 th	Council Hearing 1/23/25
PLZ-24-0008 Neighborhood Refuge	Site Plan	113 S Main St	Dec 20 th	Awaiting Resubmittal
PLZ-24-0098 Mukensnabl Annexation	Annexation	8817 N 4 th St	Jan 2 nd	First Council Hearing March 13 th
PLZ-25-0004-0008 Protea Ridge Townhomes	PUD, SEPA, Critical Area and Assessor's #986065215, final plat		Jan 17 th	Awaiting Resubmittal
PLZ-25-0009 In-N-Out Burger Signs	Signs	5801 N. Pioneer Canyon	Jan 23 rd	NOD Issued

				3/13/25
PLZ-25-0001 Legacy Trails III Zone Change	Zone Change	4768 S 8th Way	Jan 23 rd	Council Hearing March 27 th
PLZ-25-0013 UPS Sign	Sign	4332 S Settler	Jan 23 rd	Awaiting Resubmittal
PLZ-25-0011 Young-Higgins Short Plat	Short Plat	2307 NW Carty Rd	Jan 27 th	On Hold
PLZ-25-0015 Greely Farms 2C Final Plat	Final Plat	Assessor's #: 986069439	Jan 29 th	Under Review
PLZ-25-0022 Wind River Short Plat	Short Plat	2401 S Wind River Way	Feb 10 th	Under Review
PLZ-25-0024 Greely Farms Phase 2B Final Plat	Final Plat	986059796	Feb 11 th	Under Review
PLZ-25-0026 Ridgefield Gateway Freestanding Sign	Sign	5704 Pioneer St & 5714 Pioneer St	Feb 26 th	Under Review
PLZ-25-0023 PARADISE POINTE	BLA	1355 N Royal	Feb 24 th	NOD Issued March 6 th
PLZ-25-0025 Zoning Confirmation Request	Zoning Confirmation Request	986068305	Feb 18	NOD issued March 4 th
Oberreuter Properties, PLZ-25-0030	Intent to Annex	215380000 & 215390000	March 6 th	Council Hearing April 10 th
Sanderling Park, PLZ-25-0031-0032	BLA and legal lot determination	23117 & 23115 NW Hillhurst Rd	March 10 th	Under Review
322 N 1st Ave Retail Space, PLZ-25-0035	Minor Site Plan	322 N 1st Ave	March 12 th	NOD Issued March 19 th
Quail Ridge Final Plat PLZ-25-0037	Final Plat	25867000, 215811000	March 20 th	Under Review
Gee Creek Loop Improvement Project, PLZ-25-0038	Shoreline exemption	69475080	March 20 th	Under Review
Marx Annexation, PLZ-25-0039	Petion to Annex	214469000 & 214472000	March 24 th	Council Hearing 4/24
Hendrickson Estates PUD,	PUD, Subdivision, SEPA,	216699000	March 25 th	Under

PLZ-25-0027	Critical Area, Archaeology			Review
Ridgefield KinderCare Zoning Confirmation Letter, PLZ-25-0041	Zoning Confirmation Request	986052545	March 27 th	NOD Issued March 31 st
Urban Downs Phase II PDR, PLZ-25-0043	PDR	214470000	March 31 st	Under Review

Engineering Department

Projects under review

Name	Description	Size	Location	Status
RHS Voc Ed Building ENG-24-0012, ENG-24-0013	Commercial Development	32.10 Acres	Hillhurst Road	Waiting Resubmittal
Wash Kings Discovery Ridge Ph 3B Lot 21 ENG-24-0031	Commercial Development	1.01 Acres	411 S 47 th Ave	Under Review
McDonalds ENG-23-0120	Commercial Development	0.88 Acres	8307 Pioneer St	Approved, will move to Under Construction next month
Tri Mountain Station North & South ENG-22-0061	Commercial Development	15.69 Acres	S 65 th Ave	On Hold
Greely Farms Phase 4A ENG-24-0102	Residential Development	59 acres	NE 279 th Street	Under Review
KinderCare ENG-25-0006	Commercial Development	1.872 Acres	408 S 47 th Ave	Waiting Resubmittal
Ridgefield Farm PUD ENG-25-0007	Residential Development	6.09 Acres	S 21 st Pl	Under Review
Paradise Pointe Park ENG-25-0014	Residential Development	See Ph 1	N 35 th Ave	Under Review
New RSD Elementary School ENG-25-0018, ENG-25-0019	Commercial Development	27.36 Acres	N 10 th St	Under Review

Projects under construction

Name	Description	Size	Location	Status
Paradise Pointe Ph 1 ENG-22-0072	Residential Development	108.11 Acres	N 35 th Ave	Under construction

Paradise Pointe Ph 2 ENG-22-0072	Residential Development	See Ph 1	N 35 th Ave	Construction accepted, will remove next month
Ridgefield Storage RV's & More ENG-22-0055	Commercial Development		Timm Rd	Under Construction
Residence at Ridgefield ENG-22-0127	Multi Family Residence	2.02 Acres	6625 Pioneer St	Under Construction
Ridgefield Heights Ph 3-5 ENG-22-0015	Residential Development	70.45 Acres	S 25 th Pl	Under Construction
Ridgefield Gateway Ph 1 ENG-23-0039	Commercial Development	5.72 Acres	Pioneer St	Under Construction
Paradise Pointe Ph 4-5 ENG-23-0117	Residential Development	18 Acres	Royle Rd	Under Construction
Keller Supply Expansion ENG-23-0085, ENG-23-0086	Commercial Development	3.651 Acres	65 th Ave	Construction accepted, will remove next month
Ridgefield Corporate Park aka PacTrust ENG-23-0081	Commercial Development	19.71 Acres	5145 Pioneer St	Under Construction
Greely Phase 2B ENG-22-0116	Residential Development		279 th Street/ NE 10 th Ave	Under Construction
Greely Phase 2C ENG-22-0087	Residential Development		279 th Street/ NE 10 th Ave	Under Construction
Allied Yard Expansion ENG-24-0058	Commercial Development		766 S 74 th Ave	Construction accepted, will remove next month
Quail Ridge ENG-24-0048	Residential Development	20 Acres	S 15 th St	Under Construction
Wind River Way ENG-23-0042, ENG-23-0041	Residential Development	5.70 Acres	S Wind River Way	Under Construction
URTC - Pads E & F ENG-24-0040, ENG-24-0041	Commercial Development	5.09 Acres	5694 Pioneer St	Under Construction
URTC - In N Out ENG-24-0076	Commercial Development	2.36 Acres	5801 Pioneer Canyon Dr	Under Construction
URTC - Pads I, J, K, & G ENG-24-0087	Commercial Development	11.41 Acres	400 N 56 th Pl	Starting Jan 2025
Urban Downs II Ph 2 & 3 ENG-24-0037	Residential Development	33.49 Acres	NE 10 th Ave	Under Construction

Hillhurst Commercial ENG-16-0037	Commercial Development	2.45 Acres	NW Hillhurst Rd	Under Construction
Paradise Bridge Crossing ENG-23-0084	Residential Development	See Ph 1	13 th Street	Under Construction
iQ Credit Union ENG-24-0018, ENG-24-0019	Commercial Development		Pioneer St	Under Construction
Carty Road Pump Station ENG-24-0066, ENG-24-0068	Residential Development		2307 NW Carty Rd	Not Started
Paradise Pointe PUD Ph 6-10 ENG-24-0084	Residential Development	See Ph 1	Royle Road	Under Construction
Sanderling Park Ph 3 ENG-22-0047	Residential Development	73 Acres	NW Hillhurst Rd	Not Started
Sanderling Park Ph 4 ENG-23-0111	Residential Development	73 Acres	NW Hillhurst Rd	Not Started