



## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### DEVELOPMENT SUMMARY October 2025

#### Building Department

##### Summary of building permits by year

Building Permits	2021	2022	2023	2024 (YTD)	2025	October
Total permits	1,716	871	524	784	786	90
Commercial/ industrial permits	35	30	25	28	31	3
New home permits	648	361	243	226	226	29
Miscellaneous permits	1,046	480	252	527	529	58
Residential building permit application and review fees	\$2,162,995	\$1,228,318	\$997,334	\$1,069,769	1,212,580	166,764
Total building department receipts	\$17,239,951	\$11,611,356	\$9,137,506	\$10,861,718	8,319,001	1,219,434

#### Approved & Under Construction Commercial New Building

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
March	Hillhurst Commercial Center Shell Only - Bldg B	7,275	919,095	Issued
July	Legacy Trails Retail Ph 3 Shell Only	17,160	2,381,465	Issued

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

(2025) Month Approved	Project	Square Footage	Building Valuation	Status
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
April	McDonald's	3,934	775,626	TCO
April	Pioneer Village Building 13 – Shell Only	7,959	839,368	Issued
April	Pioneer Village Building 15 – Shell Only	6,111	678,255	Issued
May	Sanderling Park Amenity Building A	3,206	490,165	Issued
May	Sanderling Park Amenity Building B	1,974	156,871	Issued
May	KinderCare	12,247	2,278,502	Issued
May	Paradise Pointe Park Picnic Shelter	437	35,117	Issued
June	Hillhurst Commercial Bldg A – Shell Only	3,303	523,674	Issued
June	Wash Kings	5,616	980,856	Issued
June	RSD New Elementary School	67,530	13,331,927	Issued
October	Goodwill	25,518	2,895,217	Issued

**2025 Approved & Under Construction Commercial Building: 17 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**

(2025) Month Approved	Project	Square Footage	Building Valuation	Status
February	ECG Office	606	122,921	Issued
June	BTB Solutions Office Addition	640	166,694	Issued
July	Heartland Dental	3,357	680,934	Issued
September	Lemondrop Aesthetics	2,021	248,017	Issued
September	Verizon	2,168	280,431	Issued
September	OnPoint Community Credit Union	3,954	802,029	Issued
October	The Yoga Ridge	1,835	22,191	Issued
October	Northwood Cabinets Showroom	3,435	444,317	Issued

**2025 Approved & Under Construction Commercial Tenant Improvement: 8 projects**

## Pending permits

Type of permit	Total
Home Permits pending	13
Commercial/industrial pending	15
Commercial Tenant Improvement	5
Miscellaneous pending	33
<b>Grand total for all pending permits</b>	<b>66</b>

### Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	59	63
Taverner Ridge Ph 5	8	9
Greely Farms Ph 2A	89	89
Greely Farms Ph 2C	16	23
Greely Farms Ph 3B	31	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Sanderling Park Ph 2A & 2B	26	26
Ridgefield Heights Ph 3	20	22
Ridgefield Heights Ph 4	20	20
Paradise Pointe Ph 1	29	51
Paradise Pointe Ph 2	19	21
Paradise Pointe Ph 3	65	82
Paradise Pointe Ph 4 & 5	12	69
Meadowview By Pulte Homes	27	52

## Planning Department

### Pre-application conferences

Name	Description	Location	Date of conference	Status
Legacy Trails East (PLZ-25-0122)	Construct one industrial multi-tenant shell building and associated infrastructure located on approximately 3.47 Acres	214025000 & 213966000	October 28, 2025	Conference Occurred

<b>North County Animal Hospital (PLZ-25-0125)</b>	Demolish an existing commercial structure to construct a 6,400 square foot veterinary clinic on approximately 0.74 Acres	6325 N 1 <sup>st</sup> Circle	October 28, 2025	Conference Occurred
<b>PLZ-25-0129 Discount Tire</b>	Construct an approximate 7,320 sq ft Discount Tire store	5824 Pioneer St	December 9 <sup>th</sup> , 2025	Under Review

## Projects under review

Name	Description	Location	Original Submittal Date	Status
<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>Discovery Ridge Phase 2A, PLZ-24-0011</b>	Site Plan	986052544, 986052544, 986052542, 986052541	March 14, 2024	Under Review
<b>Ridgefield Heights Ph 5, PLZ-24-0065</b>	Final Plat	498 S 25th Pl	August 29th	Under Review
<b>Protea Ridge Short Plat, PLZ-25-0004-0006 PLZ-25-007, PLZ-25-0089</b>	Short Plat, SEPA, Critical Area, Archaeological and Plat Alteration	Assessor's 986065215	Jan 17 <sup>th</sup>	NOD issued 10/3/25
<b>Young-Higgins Short Plat, PLZ-25-0011</b>	Short Plat	2307 NW Carty Rd	Jan 27 <sup>th</sup>	On Hold
<b>Hendrickson Estates PUD, PLZ-25-0027</b>	PUD, Subdivision, SEPA, Critical Area, Archaeology	216699000	March 25 <sup>th</sup>	Under Review
<b>Royle Ridge Mixed Use Master Plan &amp; Site Plan Review, PLZ-25-0072-0073 (MASTER-25-0033)</b>	Mixed Use Master Plan and Site Plan	214022000, 213997000 & 213998000	June 24 <sup>th</sup>	Awaiting Resubmittal
<b>Paradise Pointe PUD Phase 6-10 Final Plat, PLZ-25-0090</b>	Final Plat	213073000, 213068000, 213069000, 213071000, 213072000, 213074000	July 24 <sup>th</sup>	Under Review
<b>Vista Ridge Final Plat, PLZ-25-0091</b>	Final Plat	220016000, 220022000, 219814000, 986036941	July 28 <sup>th</sup>	Awaiting Resubmittal
<b>Marx Property Subdivision, MASTER-25-0040</b>	PUD	1920 NE 259 <sup>th</sup>	August 21 <sup>st</sup>	Under Review
<b>URTC Grading, PLZ-25-0104-0105, PLZ-25-0111</b>	SEPA, Critical Areas, Arch	214021000	August 26 <sup>th</sup>	NOD issued 10/24/25
<b>MAJ Boschma (fka MAJ Ridgefield East), PLZ-25-</b>	Zone change & SEPA	214224000, 214232000, 2139570000	August 27 <sup>th</sup>	Under Review

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<b>Legacy Trails III, PLZ-25-0107-0108,</b>	Mixed Use Master Plan, Preliminary Short Plat, and Site Plan Review	213966000	August 28 <sup>th</sup>	Awaiting Resubmittal
<b>Ridgefield Recreation Center, PLZ-25-0114</b>	Community center and athletic center site plan	101 N 50 <sup>th</sup> Pl	September 3 <sup>rd</sup>	Under Review
<b>Paradise Pointe Phase 10 &amp; 11 PDR, PLZ-25-0117</b>	PDR	1355 N Royle	September 9 <sup>th</sup>	Awaiting Resubmittal
<b>Zaiqa Indian Cuisine Sign, PLZ-25-0115</b>	Sign Permit	213967000	September 11 <sup>th</sup>	NOD issued 10/14/25
<b>Sunbelt Rentals Sign, PLZ-25-0098</b>	Sign Permit	1317 S Timm Rd	September 17 <sup>th</sup>	NOD issued 10/15/25
<b>URTC Freestanding Sign, PLZ-25-0119</b>	Sign Permit	100 N 56 <sup>th</sup>	September 23 <sup>rd</sup>	NOD issued 10/20/25
<b>KinderCare Sign, PLZ-25-0120</b>	Sign Permit	408 S 47 Ave	10/22/25	Awaiting Resubmittal
<b>Oberreuter Properties Petition to Annex, PLZ-25-0124</b>	Petition to Annex	215839000, 215838000, 215854000	10/1/25	Under Review
<b>Hillhurst Subdivision Wetlands Rehab Project, PLZ-25-0123</b>	Critical Areas Review	67369172	10/1/25	Under Review
<b>Chick-fil-A @ URTC - PDR PLZ-25-0126</b>	PDR	986069578	10/13/15	Under Review
<b>Verizon URTC Sign, PLZ-25-0130</b>	Sign Permit	214039000	10/27/25	Under Review
<b>OnPoint Community Credit Union Sign, PLZ-25-0131</b>	Sign Permit	214039000	10/29/25	Under Review
<b>PLZ-25-0127, Building I and J Common Area Modifications</b>	PDR	214039000	10/30/25	Under Review

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# Engineering Department

## Projects under review

Name	Description	Size	Location	Status
<b>Rossal Ridgefield</b> ENG-25-0035	Grading Only Commercial	19.43 Acres	6024 N 10 <sup>th</sup> St	Approved
<b>Goodwill</b> ENG-25-0055	Commercial Development	15.08 Acres	121 S 65 <sup>th</sup> Ave	Approved
<b>URTC Grading</b> ENG-25-0093	Commercial Development Grading	11.12 Acres	N Pioneer Canyon Dr	Approved
<b>Discovery Ridge Ph 2A</b> <b>Early Grading</b> ENG-25-0112	Commercial Development Grading	2.66 Acres	S 47 <sup>th</sup> Ave	Approved
<b>Eastside Elevated Reservoir</b> ENG-25-0042	Capital Project	5.33 Acres	8004 S 5 <sup>th</sup> St	Waiting Resubmittal
<b>Royle Ridge Commercial (Ph 1)</b> ENG-25-0074	Commercial Development	3.94 Acres	4500 Pioneer St	Waiting Resubmittal
<b>50<sup>th</sup> Place Subdivision</b> ENG-25-0092	Residential Development	3.11 Acres	N 50 <sup>th</sup> Pl	Waiting Resubmittal
<b>Sandlering Park PUD Park</b> ENG-25-0091	Park	39.44 Acres	23115 NW Hillhurst Rd	Waiting Resubmittal
<b>Greely Farms Ph 4B</b> ENG-25-0101	Residential Development	11. Acres	N 10 <sup>th</sup> St	Waiting Resubmittal
<b>PWT Off-Property Portion Remedy Implementation (Ph 2)</b> ENG-25-0102	Contaminated Soil Remediation	6.64 Acres	Main Ave, Maple St, 5 <sup>th</sup> Ave	Waiting Resubmittal
<b>Royle Ridge Multi- Family Early Grading</b> ENG-25-0103	Commercial Development Grading	3.94 Acres	4500 Pioneer St	Under Review
<b>Cloverhill Ph 3B</b> ENG-25-0115	Residential Development	14.85 Acres	2067 Royle Rd	Under Review
<b>Royle Ridge East Early Grading</b> ENG-25-0113	Commercial Development Grading	0.98 Acres	4784 Pioneer St	Under Review

## Projects under construction

Name	Description	Size	Location	Status
<b>Hillhurst Commercial</b> ENG-16-0037	Commercial Development	2.45 Acres	NW Hillhurst Rd	Under Construction

<b>Ridgefield Heights Ph 5</b> <b>ENG-22-0015</b>	Residential Development	70.45 Acres	S 25 <sup>th</sup> Pl	Under Construction
<b>Ridgefield Storage RV's &amp; More</b> <b>ENG-22-0055</b>	Commercial Development	12.71 Acres	Timm Rd	Under Construction
<b>Residence at Ridgefield</b> <b>ENG-22-0127</b>	Multi Family Residence	2.02 Acres	6625 Pioneer St	Under Construction
<b>Ridgefield Gateway Ph 1</b> <b>ENG-23-0039</b>	Commercial Development	5.72 Acres	Pioneer St	Under Construction
<b>Wind River</b> <b>ENG-23-0042,</b> <b>ENG-23-0041</b>	Residential Development	5.70 Acres	S Wind River Way	Construction Accepted
<b>Ridgefield Corporate</b> <b>Park aka PacTrust</b> <b>ENG-23-0081</b>	Commercial Development	19.71 Acres	5145 Pioneer St	Under Construction
<b>Paradise Bridge</b> <b>Crossing</b> <b>ENG-23-0084</b>	Residential Development	See Ph 1	13 <sup>th</sup> Street	Under Construction
<b>Paradise Pointe PUD Ph</b> <b>6-10</b> <b>ENG-24-0084</b>	Residential Development	See Ph 1	Royle Road	Under Construction
<b>Paradise Pointe Park</b> <b>ENG-25-0014</b>	Residential Development	See Ph 1	N 35 <sup>th</sup> Ave	Under Construction
<b>Sanderling Park Ph 3</b> <b>ENG-22-0047</b>	Residential Development	73 Acres	NW Hillhurst Rd	Under Construction
<b>Sanderling Park Ph 4</b> <b>ENG-23-0111</b>	Residential Development	73 Acres	NW Hillhurst Rd	Under Construction
<b>Carty Road Pump</b> <b>Station</b> <b>ENG-24-0066,</b> <b>ENG-24-0068</b>	Residential Development	26.58 Acres	2307 NW Carty Rd	Under Construction
<b>McDonalds</b> <b>ENG-23-0120</b>	Commercial Development	0.88 Acres	8307 Pioneer St	Under Construction
<b>Wash Kings Discovery</b> <b>Ridge Ph 3B Lot 21</b> <b>ENG-24-0031</b>	Commercial Development	1.01 Acres	411 S 47 <sup>th</sup> Ave	Under Construction
<b>KinderCare</b> <b>ENG-25-0006</b>	Commercial Development	1.872 Acres	408 S 47 <sup>th</sup> Ave	Under Construction
<b>Urban Downs II Ph 2 &amp;</b> <b>3</b> <b>ENG-24-0037</b>	Residential Development	33.49 Acres	NE 10 <sup>th</sup> Ave	Under Construction
<b>URTC – Pads I, J, K, &amp; G</b> <b>ENG-24-0087</b>	Commercial Development	11.41 Acres	400 N 56 <sup>th</sup> Pl	Under Construction

<b>New RSD Elementary School</b> ENG-25-0018, ENG-25-0019	Commercial Development	27.36 Acres	N 10 <sup>th</sup> St	Under Construction
<b>Ridgefield Farm PUD</b> ENG-25-0007	Residential Development	6.09 Acres	S 21 <sup>st</sup> Pl	Under Construction
<b>Vista Ridge</b> ENG-21-0038	Residential Development	23 Acres	1108 S Hillhurst	Under Construction
<b>Royle Ridge Early Grading</b> ENG-25-0051	Commercial Development	3.94 Acres	4500 Pioneer St	Under Construction
<b>Greely Farms Phase 4A</b> ENG-24-0102, ENG-24-0105	Residential Development	59 acres	NE 279 <sup>th</sup> Street	Under Construction
<b>PWT Off-Property Portion Remedy Implementation</b> ENG-25-0081	Contaminated Soil Remediation	1.80 Acres	Maple St, Main Ave, Elm St, 1 <sup>st</sup> Ave	Under Construction
<b>URTC Pads A, B, C Early Grading</b> ENG-23-0031	Commercial Development Grading	10.3 Acres	5315 N Pioneer Canyon Dr.	Under Construction
<b>Legacy Trails III Early Grading</b> ENG-25-0087	Mixed Use Development Grading	13.89 Acres	4768 S 8 <sup>th</sup> Wy	Under Construction
<b>50<sup>th</sup> Place Subdivision Early Grading</b> ENG-25-0088	Residential Development Grading	3.11 Acres	N 50 <sup>th</sup> Pl	Under Construction
<b>Goodwill</b> ENG-25-0055	Commercial Development	15.08 Acres	121 S 65 <sup>th</sup> Ave	Under Construction
<b>URTC Grading</b> ENG-25-0093	Commercial Development Grading	11.12 Acres	N Pioneer Canyon Dr	Under Construction
<b>Discovery Ridge Ph 2A Early Grading</b> ENG-25-0112	Commercial Development Grading	2.66 Acres	S 47 <sup>th</sup> Ave.	Under Construction