



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY May 2022

#### Building Division

##### Summary of building permits by year

Building Permits	2018	2019	2020	2021	2022 (YTD)	May
Total permits	879	1,111	1,728	1,716	451	135
Commercial/ industrial permits	8	52	62	22	18	6
New home permits	313	364	670	648	206	63
Miscellaneous permits	558	695	996	1,046	227	66
Residential building permit application and review fees	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$697,543.60	\$199,858.05
Total building department receipts	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$4,943,178.55	1,564,868.13

##### Approved & Under Construction Commercial and Industrial Building

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing	19,540	2,150,810	Issued

##### 2019 Approved & Under Construction Commercial and Industrial Building: 1 project

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
June	RSD – New Elementary School	72,618	10,839,304	Issued
November	The Bluffs – Building 1 Shell Only	15,075	1,514,374	Issued

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**2020 Approved & Under Construction Commercial and Industrial Building: 2 projects**

<b>(2021) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	Issued
April	Legacy Trails Apartments – Bldg I	24,550	2,768,258	Issued
May	Legacy Trails Apartments – Bldg G	24,530	2,768,258	Issued
July	Pioneer Village Bldg 5 & 6 – Shell Only	8,192	1,005,322	Issued
July	Greely Farms Ph 1 – Picnic Shelter #1	240	41,364	Issued
July	Greely Farms Ph 1 – Picnic Shelter #2	240	41,364	Issued
October	Ridgefield Industrial Center (Shell Only)	468,810	29,947,583	Issued
November	Pioneer Village Bldg 7 & 8 – Shell Only	8,192	1,005,322	Issued
November	Trademark Plumbing – Lean To Addition	2,792	180,559	Issued
December	Legacy Trails Apartments – Carport #7	720	35,129	Issued
December	Legacy Trails Apartments – Carport #8	720	35,129	Issued
December	Legacy Trails Apartments – Carport #9	720	35,129	Issued
December	Legacy Trails Apartments – ADA Carport	162	40,000	Issued

**2021 Approved & Under Construction Commercial and Industrial Building: 13 projects**

<b>(2022) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
April	Pioneer Village Bldg 14 (Shell Only)	3,574	394,176.46	Issued
May	Tri-Mountain Industrial Park Bldg 4	4,984	549,222.40	Issued
May	Tri-Mountain Industrial Park Bldg 5	4,984	549,222.40	Issued
May	Tri-Mountain Industrial Park Bldg 6	4,984	549,222.40	Issued
May	Tri-Mountain Industrial Park Bldg 7	4,984	549,222.40	Issued
May	Tri-Mountain Industrial Park Bldg 8	4,984	549,222.40	Issued
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311.04	Issued

**2022 Approved and Under Construction Commercial and Industrial Building: 7 project**


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**Approved & Under Construction Commercial Tenant Improvement**

<b>(2020) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
December	Trademark Plumbing -2 <sup>nd</sup> Floor Office	5,000	803,250	Issued

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**2020 Approved and Under Construction Commercial Tenant Improvement: 1 project**

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
February	Pioneer Village – 2 Free Standing Pylon Signs	200	136,396	Issued
June	Woodin You Pet Boutique   PV Bldg 2 (TI)	2,600	229,216	Issued
June	Riverview Community Bank   PV Bldg 12 (TI)	2,696	330,853	Issued
July	Prairie Electric   Pallet Racking	0	775,000	Issued
August	Pro Active Physical   Pioneer Village Bldg 4 (TI)	2,387	292,933	Issued
August	Legacy Trails Apartments Trash Enclosures	0	40,000	Issued
August	Riverview Community Bank Sign   PV Bldg 12	42	9,380	Issued
September	Papa Murphy's   Pioneer Village Bldg 2 (TI)	908	80,049	Issued
September	Anytime Fitness   Pioneer Village Bldg 10 (TI)	4,741	560,718	Issued
September	Wisdom Ridge North Bldg (TI)   RSD	11,300	2,003,151	Closed
September	Fiberglass Systems Shop   Bridge Crane	0	110,000	Issued
September	BevRidge Public Sign   PV Bldg 5	63	5,200	Issued
September	Prairie Electric Signs	95	36,000	Closed
October	Ridgefield Industrial Center   Trash Enclosures	0	64,000	Issued
November	Trademark Plumbing   Mezzanine	1,754	147,529	Issued
November	Trademark Plumbing   Lean to Addition	2,792	180,559	Issued
December	The Nail Kitchen Spa   Pioneer Village Bldg 9 (TI)	2,287	280,661	Issued

**2021 Approved & Under Construction Commercial Tenant Improvement: 17 projects**

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
January	BevRidge Public   Pioneer Village Bldg 5 (TI)	2,500	306,800	Issued
February	Studio C Salon   Pioneer Village Bldg 9 (TI)	1,665	204,321	Issued
February	Chiro One   Pioneer Village Bldg 4 (TI)	2,438	299,191	Issued
February	Kemper Grove Ph 2 Monument Sign	15	10,000	Closed
February	Studio C Salon Wall Sign	42	4,000	Closed
March	Riverview Bank Sign	109	3,000	Issued
March	Ridgefield Mercantile Sign	83	2,500	Closed
March	Tri-Mountain Plaza – Bldg A Re-roof	0	73,150	Issued
March	Tri-Mountain Plaza – Bldg B Re-roof	0	44,465	Issued
March	Hallstrom Home   Pioneer Village Bldg 9 (TI)	1,678	205,924	Issued
April	Hallstrom Home Sign	18	10,000	Closed

May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311.04	Issued
May	Carts By The Park Cover	768	37,470.72	Issued
May	Pioneer Nails & Spa Sign	37	5,000	Issued
May	ARCO AMPM Sign	26	5,000	Issued
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311.04	Issued

**2022 Approved and Under Construction Commercial Tenant Improvement: 16 projects**

**Pending permits**

Type of permit	Total
Home Permits pending	56
Commercial/industrial pending	12
Commercial Tenant Improvement	9
Miscellaneous pending	42
<b>Grand total for all pending permits</b>	<b>119</b>

**Subdivisions with issued building permits**

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	101	104
Seven Wells Ph 4	43	43
Taverner Ridge Ph 5	3	10
Taverner Ridge Ph 8	54	54
Taverner Ridge Ph 9	9	9
Taverner Ridge Ph 10	45	45
Cedar Creek	31	31
Cloverhill Ph 2	71	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	61	65
Cloverhill Ph 7	33	37
Cloverhill Ph 8	39	55
Hillhurst Highlands	79	79
Royal View	22	27
Royal Terrace	29	32
Royal Terrace 2	14	16
Pioneer East	148	

Greely Farms Ph 1	96	96
Greely Farms Ph 2A	27	89
Union Ridge Ranch	66	67
Union Ridge Ranch Ph 2	11	13
The Crossing Ph 1	35	36
The Crossing Ph 2	52	52
The Crossing Ph 3	45	45
Kemper Loop	53	53
Kemper Grove Ph 2	38	48
McCormick Creek Ph 1	53	89
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	3	31
Eagle Ridge Estates	17	23
Zephyr Point	6	7

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Keller Supply Expansion</b> (PLZ-22-0078)	63,000 sf building addition, 42 parking stalls, 20 docks, 4 drive-in doors and storage yard	3.65 ac	1290 N 65 <sup>th</sup> Ave	June 14	Scheduled
<b>PacTrust - Lahti Industrial Development</b> (PLZ-22-80)	4 Industrial Buildings (292,500 sf total) located on approx. 44 acres of the 76.76 acres site	76.76 ac	5145 Pioneer St	June 14	Scheduled

### Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Gee Creek Stabilization</b> (PLZ-18-0019)	Permanent bank stabilization following temporary emergency action	N/A	Gee Creek @ Abrams Park	Submitted Feb 09, 2018	On hold
<b>CAR, Shoreline Substantial Development Permit</b>					
<b>Greear Petition to Annex</b> (PLZ-19-0003)	Petition to annex seven residential parcels	33.76 ac	NW Carty RD	Authorized by Council Jun 20, 2019	On hold pending Carty Road subarea plan
<b>Holsinger Mixed Use Final Site Plan</b> (PLZ-19-0057)	Final site plan for mixed residential, commercial, and office	14 ac	536 S Royle Rd	Comments sent May 13, 2019	On hold pending further site development

Final Site Plan	development				
<b>RSD New Elementary School (PLZ-19-0116)</b>	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 <sup>th</sup> St	Submitted Oct 24, 2019	On hold pending further site development
Final Site Plan					
<b>Fell Petition to Annex (PLZ-19-0141)</b>	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 <sup>th</sup> St	Declaration of Petition to Annex updated May 6	On hold
Petition to Annex					
<b>Sanderling Park Phase 1 Final Plat (PLZ-22-0010)</b>	Final plat for 46 single-family detached lots	11.54 ac	NW Hillhurst Rd	Resubmitted May 18	Under review
<b>Wind River Short Plat (PLZ-22-0012-0015)</b> Short Plat, SEPA w/Archaeological Predetermination, Critical Areas	Preliminary short plat for 9 single-family detached residential and duplex lots	5.71 ac	2401, 2403 S Wind River Way	End of comment period June 1	NOD due by June 15
<b>Ridgefield Heights Phase 1&amp;2 Final Plat (PLZ-22-0017)</b>	Final plat for 188 single-family residential lots	28.6 ac	26315 NW 51 <sup>st</sup> Ave	1 <sup>st</sup> review Mar 24	Awaiting resubmittal
<b>Greely Farms Phase 2B Preliminary PUD (PLZ-22-0018-0021)</b>	Preliminary PUD for 57 single-family residential lots	19 ac	NE 10 <sup>th</sup> Ave	Technically complete May 18	Hearing June 21
<b>Urban Downs Phase 2 Preliminary PUD (PLZ-22-0024-0027)</b>	Preliminary PUD for 151 lots in the RLD-6 zone	33.49 ac	26603 NE 10 <sup>th</sup> Ave	Technically incomplete April 1	Awaiting resubmittal
<b>The Crossing PH2 Lot 24 Administrative Adjustment (PLZ-22-0032)</b>	Reduce rear setback	0.05 ac	202 S 69 <sup>th</sup> Pl	NOD Apr 25	Approved with conditions
<b>Greely Farms Phase 2C Preliminary PUD (PLZ-22-0036-0039)</b>	Preliminary PUD for 23 lots in Greely Farms	11 ac	NE 10 <sup>th</sup> Ave	Technically complete May 18	Hearing June 21
<b>RHS Voc Ed Building (PLZ-22-0041-0042)</b> Site Plan and Administrative Adjustment	22,800 sf voc ed and classroom building on the RHS campus	32.1 ac	2630 S Hillhurst Rd	Technically complete Mar 31	Public Comment period Apr 26-May 17
<b>Tractor Supply (PLZ-22-0046-0047)</b> Site Plan and BLA	21,930 sf retail building plus outdoor display and sales	3.4 ac	S 65 <sup>th</sup> Ave	Technically incomplete April 27	Awaiting resubmittal
<b>Mountain View Dental (PLZ-22-0052)</b> Preliminary Short Plat	Preliminary short plat for dental office on 2 lots	2.51 ac	5284 Pioneer St	NOD May 3	Approved with conditions
<b>Nye PUD (PLZ-22-0054-0057)</b> Preliminary PUD, SEPA, Critical Areas,	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
<b>Paradise Found PDR (PLZ-22-0058)</b> Type I PDR	Post Decision Review to modify lot size and change from cottage housing to SFR	108.11 ac	28216 NW 31 <sup>st</sup> Ave	Submitted Apr 5	Under review
<b>Vilhauer ADU (PLZ-22-0030)</b>	Accessory Dwelling unit to be	4.12 ac	2410 S Bertsinger Rd	NOD May 6	Approved with conditions

	constructed in SFR basement				
<b>Sanderling Park Phase 2 PDR (PLZ-22-0060)</b> Type I PDR	Post Decision Review to modify internal street layout and subdivision phasing for the Sanderling Park Subdivision	4.76 ac	23117 & 23115 NW Hillhurst Rd	Resubmitted May 25	Under review
<b>North Ridgefield Petition to Annex (PLZ-22-0077)</b>	Annex 20.98 acres, 3 parcels, RMD-16	20.98 ac	28101 NW 51 <sup>st</sup> Ave	Submitted May 23	Under review
<b>Gas and Food Inc. BLA (PLZ-22-0073)</b>	BLA between parcels 213990000 and 214067000	1.82 ac	5801 Pioneer St	NOD May 31	Approved with conditions
<b>Eagle Ridge PUD Lots 6 &amp; 7 Boundary Line Adjustment (PLZ-22-0082)</b>	BLA between lots 6 & 7 of Eagle Ridge Estates	0.21 ac	2523 S White Salmon Dr	Submitted May 25	Under review
<b>Cloverhill Ph 2 Lot 110 ADU (PLZ-22-0074)</b>	Type II ADU	0.17 ac	4110 S Winery Cir	Submitted May 11	Under review
<b>Rose two-lot Short Plat (PLZ-22-0065)</b>	Divide 1 parcel into two lots	2.62 ac	3600 Pioneer St	Submitted May 23	Under review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
<b>Discover Ridge Lots 8-10</b>	Commercial	1.7 Acres 3 Lots	S 47 <sup>th</sup> Ave	2 <sup>nd</sup> Engineering Review Complete
<b>Kemper Grove Ph 3</b>	Residential Development	68 Lots	N 30 <sup>th</sup> Ave (Smythe Road)	3rd Engineering Review underway
<b>Greely Acres Ph 3A</b>	Residential Development	79 Lots	N 85 <sup>th</sup> Ave	Complete
<b>Vista Ridge Engineering</b>	Residential Development	40 Lots	S Hillhurst Road	3 <sup>rd</sup> Engineering Review Complete
<b>35<sup>th</sup> Place Grading</b>	Offsite Improvements for Ridgefield Heights	NA	35 <sup>th</sup> Place	2 <sup>nd</sup> Grading Review Complete
<b>Tri-Mountain Site Plan</b>	Commercial Development	0.8 Acres	S 85 <sup>th</sup> Ave	Complete
<b>Greely Acres Ph 3B</b>	Residential Development	99 Lots	NE 10 <sup>th</sup> Ave	3rd Engineering Review Complete
<b>Ridgefield Food Carts</b>	Onsite Improvements	1 Acres	N 1 <sup>st</sup> Cir	3rd Engineering Review Complete

<b>Ridgefield Height Ph 3-5</b>	Residential Development	19.2 Acres	S 4 <sup>th</sup> Way	1st Engineering Review Complete
<b>Ridgefield Crossing Lot 2</b>	Commercial	1 Acres	S 65 <sup>th</sup> Ave	2 <sup>nd</sup> Engineering Review Underway
<b>Energy Electric Lot 2</b>	Commercial	.42 Acres	Ne 10th	1st Engineering Review Underway
<b>Haarup</b>	Commercial	2.56 Acres	S 5 <sup>th</sup> st	1st Engineering Review Underway

### Projects under construction

Name	Description	Size	Location	Status
<b>Kemper Grove 2</b>	Residential	36	N 32 Ave	Grading
<b>Discovery Ridge</b>	Commercial Development	8.91 acers	45 <sup>th</sup> and Pioneer	Pipe/paving
<b>Discovery Ridge Phase 2</b>	Commercial		Pioneer St	Punch list
<b>Seton Subdivision Phase 2,3</b>	Residential		N 10 St	Punch list
<b>Holsinger</b>	Commercial/Residential	14 Acres	Royle Rd	Complete
<b>Ridgefield Crossing</b>	Commercial/Residential		Pioneer St	Under Construction
<b>Cloverhill Ph 3</b>	Residential Subdivision	63 Lots	45th Ave	Complete
<b>Pioneer Village</b>	Commercial Development	300 Apartments	Pioneer St	Punch list
<b>Rail Overpass Project-Phase III</b>	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Complete
<b>Taverner Ridge Ph 5</b>	Residential Development	10 Lots	S. Lake River Drive	Complete
<b>Cloverhill Ph 2</b>	Residential Subdivision	139 lots	Royle Rd	Complete

<b>Refuge park</b>	Capital Project		Hillhurst Rd	Design
<b>Greely Farms Ph 2A</b>	Residential Subdivision	53 lots	10 <sup>th</sup> Ave	Grading
<b>Kemper Grove Phase 3,4,5,</b>	Residential Subdivision		N 30 <sup>th</sup> Drive	Punch list
<b>Zephyr Point</b>	Residential Subdivision		Hillhurst Dr	Punch list
<b>Greely Farms Ph 2A</b>	Residential Subdivision	40 lots	NE 279 <sup>th</sup> St	Grading
<b>Ridgefield Heights</b>	Residential Subdivision		Burtsinger Rd	Grading
<b>Tri Mt Industrial Park</b>	Commercial		Off NE 10 <sup>th</sup> Ave	Grading
<b>Kennedy Farms East</b>	Residential Sub		Hillhurst Rd	Grading
<b>Urban Downs Sewer</b>	Onsite Improvements for Ridgefield Heights	1 Acre	S 85 <sup>th</sup> Ave	Grading