



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY November 2021

#### Building Division

##### Summary of building permits by year

Building Permits	2017	2018	2019	2020	2021 (YTD)	November
Total permits	460	879	1111	1728	1614	93
Commercial/ industrial permits	21	8	52	62	18	2
New home permits	158	313	364	670	607	36
Miscellaneous permits	281	558	695	996	989	55
Residential building permit application and review fees	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,017,721.75	\$131,109.00
Total building department receipts	\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$16,297,051.41	\$844,090.22

##### 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	Re-review
November	Camp Bow Wow	5,870	792,391	Issued

December	Prairie Electric Shell Only	113,444	8,800,550	Issued
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**2020 Approved & Under Construction Commercial and Industrial Building:  
4 projects**

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Port of Ridgefield   Wisdom Ridge South Bldg (Shell Only)	21,600	1,226,016	Closed
February	Port of Ridgefield   Wisdom Ridge North Bldg (Shell Only)	21,600	1,226,016	Closed
February	Seppanen Building	7,250	572,254	Issued
February	Legacy Trails Apartment Ph 2 – Building F	6,650	749,854	Closed
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	Issued
April	Pioneer Village Bldg 10 – Shell Only	4,800	589,056	Issued
April	Pioneer Village Bldg 12 – Shell Only	2,706	332,080	Issued
April	Legacy Trails Apartments – Bldg I	24,550	2,768,258	Issued
May	RSD – Ticket Booth	112	18,855	Issued
May	Legacy Trails Apartments – Bldg G	24,530	2,768,258	Issued
May	Legacy Trails Apartments – Bldg H	28,365	3,198,437	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

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

**Approved & Under Construction Commercial Tenant Improvement**

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

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

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Ridgefield Treatment Plant Odor Control	0	240,000	Issued

April	Prairie Electric (TI)	146,970	15,169,151	Re-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	Dollar Tree   Pallet Racking/High Pile Storage	0	108,026	Closed
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	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	Issued
September	Fiberglass Systems Shop   Bridge Crane	0	110,000	Issued
September	BevRidge Public Sign   PV Bldg 5	63	5,200	Issued
September	Pro Active Physical Therapy Sign   PV Bldg 4	143	21,000	Issued
September	Prairie Electric Signs	95	36,000	Issued
October	Ridgefield Industrial Center   Trash Enclosures	0	64,000	Issued
October	Burton Saw & Supply   Equipment Anchoring	0	5,000	Issued
November	Trademark Plumbing   Mezzanine	1,754	147,529	Issued
November	Dollar Tree –Verion Wireless Facility Modification	0	25,000	Issued

**2021 Approved and Under Construction Commercial Tenant Improvement:  
20 projects**

## Pending permits

Type of permit	Total
Home permits pending	128
Commercial/industrial pending	9
Commercial Tenant Improvement	17
Miscellaneous pending	41
<b>Grand total for all pending permits</b>	<b>195</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 1	78	78
Seven Wells Ph 2	51	51
Seven Wells Ph 3	97	104

Seven Wells Ph 4	43	44
Heron Ridge Ph 2	37	37
Taverner Ridge Ph 5	1	10
Taverner Ridge Ph 8	53	54
Taverner Ridge Ph 9	9	9
Taverner Ridge Ph 10	44	45
Taverner Ridge Ph 11	70	70
Quail Hill Ph 1	61	61
Cedar Creek	30	31
Cloverhill Ph 1	63	63
Cloverhill Ph 2	61	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	58	65
Cloverhill Ph 7	33	37
Cloverhill Ph 8	12	55
Hillhurst Highlands	78	79
Kennedy Farm Ph 1	105	105
Kennedy Farm Ph 2	141	141
Kennedy Farm Ph 3	4	4
Royal View	20	27
Royal Terrace	27	32
Royal Terrace 2	13	16
Pioneer East	137	148
Greely Farms Ph 1	94	96
Heron Woods	47	47
Union Ridge Ranch	65	67
Union Ridge Ranch Ph 2	7	13
Teal Crest	63	63
The Crossing Ph 1	35	36
The Crossing Ph 2	45	52
The Crossing Ph 3	6	45
Kemper Grove Ph 1	36	36
Kemper Loop	44	53

McCormick Creek Ph 1	53	89
McCormick Creek Ph 2	15	42
Magnolia Heights	8	12
Urban Downs	25	27
Viewridge Hollow	36	43
Eagle Ridge Estates	3	23

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Abrams Park Pump Station (PLZ-21-0090)</b>	Remodel existing pump station	N/A	400 N Abrams Park Rd	Oct 26	Complete
<b>McCanta PUD (PUD-21-0106)</b>	25 single-family detached and 58 single-family attached homes in RLD-4 and RMD-16	33.3 ac	2596 N Smythe Rd	Dec 14	Dec 14 conference

### Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Gee Creek Stabilization (PLZ-18-0019)</b> CAR, Shoreline Substantial Development Permit	Permanent bank stabilization following temporary emergency action	N/A	Gee Creek @ Abrams Park	Submitted Feb 09, 2018	On hold
<b>Greear Petition to Annex (PLZ-19-0003)</b> Petition to Annex	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 (PLZ-19-0057)</b> Final Site Plan	Final site plan for mixed residential, commercial, and office development	14 ac	536 S Royle Rd	Comments sent May 13, 2019	On hold pending further site development
<b>RSD New Elementary School (PLZ-19-0116)</b> Final Site Plan	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
<b>Fell Petition to Annex (PLZ-19-0141)</b> Petition to Annex	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
<b>Energy Electric Final Short Plat (PLZ-20-0021)</b>	Final short plat for eight lots	7.17 ac	27208 NE 10 <sup>th</sup> Ave	Revised short plat to match	Awaiting resubmittal

					approved engineering plans requested
<b>Energy Land Lot 2 Site Plan (PLZ-21-0062)</b> Basic Site Plan	Industrial building	0.41 ac	27150 NE 10 <sup>th</sup> Ave	Technically complete Sep 16	NOD on hold pending completion of final short plat
<b>Tri-Mountain Station North (PLZ-21-0068-0071)</b> Basic Site Plan	(North and South) Ten commercial buildings including hotel, retail, restaurant, bank, and office uses	11.78 ac	109, 299, 201, 457 S 65 <sup>th</sup> Ave	Draft NOD sent to applicant	To be issued upon resolution of comments
<b>Tri-Mountain Station South (PLZ-21-0072-0075)</b> Basic Site Plan	(North and South) Ten commercial buildings including hotel, retail, restaurant, bank, and office uses	3.90 ac	S 65 <sup>th</sup> Ave	Draft NOD sent to applicant	To be issued upon resolution of comments
<b>McCuddy/Verizon (PLZ-21-0086)</b> Wireless Facility Modification	Replace and add antenna and radio equipment to an existing telecommunications facility	0.118 ac	117 N 3 <sup>rd</sup> Ave	NOD Nov 5	Approved with conditions
<b>Holsinger Administrative Adjustment (PLZ-21-0091)</b> Admin Adjustment	Reduce drive aisle width from 24 to 22 feet	2.64 ac	544 S Royle Rd	NOD Dec 2	Approved with conditions
<b>Haarup Industrial Building (PLZ-21-0092-0093)</b> Basic Site Plan, SEPA	25,404 single-story office/warehouse building in Union Ridge	2.54 ac	S 5 <sup>th</sup> St / Union Ridge Lot 1B	Comment period closed Nov 19	Resolving fire district comment prior to issuance
<b>Tri-Mountain Industrial Park (PLZ-21-0094)</b> Basic Site Plan	Develop 5 lots with 5,000-sf industrial buildings for office and contractor support space	3.3 ac	NE 10 <sup>th</sup> Ave	Submitted Oct 15	Under review; site plan approval will be on hold pending completion of final short plat
<b>Tri-Mountain Station North and South Administrative Adjustment (PLZ-21-0095)</b> Admin Adjustment	Reduce freeway landscape buffer width from 15 to 12 feet			See PLZ-21-0068-0075	
<b>Cloverhill Phase 2 Lot 130 Administrative Adjustment (PLZ-21-0096)</b> Admin Adjustment	Reduce side yard setback from 10 to 9.1 feet	0.16 ac	4306 S 14 <sup>th</sup> Way	Comment period closed Dec 2	NOD to be issued by Dec 16
<b>Ridgefield Crossing Phase 1 BLA (PLZ-21-0097)</b>	Adjust boundary line between commercial lot and storm facility	2.08 ac	6625 Pioneer St	NOD Nov 15	Approved with conditions

Boundary Line Adjustment	tract to conform with built storm facility				
<b>Kemper Grove Phase 2 Final Plat</b> (PLZ-21-0098)	Final plat for 48 residential lots, open space/parks, and infrastructure improvements	6.79 ac	2834 N Smythe Rd	Resubmitted Dec 6	Under review
Final Plat					
<b>Eagle Ridge Lots 8 &amp; 9</b> (PLZ-21-0101)	BLA between two single-family residential lots	0.21 ac	2536 & 2542 S White Salmon Dr	Submitted Nov 16	On hold pending submittal of concurrent administrative adjustment for lot width
Boundary Line Adjustment					
<b>Journey's Edge</b> (PLZ-21-0102)	Final short plat for 6 single-family residential lots	2.45 ac	279 N 20 <sup>th</sup> Pl	1 <sup>st</sup> review sent Dec 3	Awaiting resubmittal
Final Short Plat					
<b>Energy Land Short Plat PDR</b> (PLZ-21-0103)	PDR to change a condition of approval regarding bonding for a future collector	7.16 ac	27118 NE 10 <sup>th</sup> Ave	Submitted Nov 16	Under review
Type II PDR					
<b>Gordon Truck Centers</b> (PLZ-21-0104-0105)	3,675-sf addition and minor alteration to an existing structure; relocation of parking stalls to allow for additional truck sales area	7.9 ac	600 S 56 <sup>th</sup> Pl	Technically incomplete Dec 3	Awaiting resubmittal
Type II Site Plan and Nonconforming Situation					
<b>Laspa-Reel Short Plat</b> (PLZ-21-0110)	2-lot residential short plat	0.75 ac	928 N Main Ave	Technically complete Dec 3	Comment period Dec 7 – Dec 28
Preliminary Short Plat					
<b>Sanderling Park aka Kennedy East</b> (PLZ-21-0112)	Modify townhome lot layout of Kennedy Farms East Phase 3	89.65 ac	23117 & 23115 NW Hillhurst Rd	Submitted Dec 2	Under review
Type II PDR					
<b>KDEV LLC</b> (PLZ-21-0114)	Intent to annex two commercial parcels	4 ac	704 S 85 <sup>th</sup> Ave	Submitted Nov 23	Under review
Intent to Annex					
<b>Greely Farms Phase 2A</b> (PLZ-21-0117)	Final plat for 89 single-family residential lots	25 ac	27201 NE 10 <sup>th</sup> Ave	Submitted Nov 24	Under review
Final Plat					
<b>Tractor Supply</b> (PLZ-21-0119)	Commercial zoning confirmation including indoor and outdoor sales	2.5 ac	204-310 S 65 <sup>th</sup> Ave	Submitted Dec 2	Under review
Zoning Verification Letter					

## 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)	1 <sup>st</sup> Engineering Review Complete
<b>Greely Acres Ph 3</b>	Residential Development	179 Lots	N 85 <sup>th</sup> Ave	2 <sup>nd</sup> Engineering Review Complete
<b>Vista Ridge Engineering</b>	Residential Development	40 Lots	S Hillhurst Road	2nd Engineering Review Underway
<b>35<sup>th</sup> Place Grading</b>	Offsite Improvements for Ridgefield Heights	NA	35 <sup>th</sup> Place	1 <sup>st</sup> Grading Review Complete
<b>Tri-Mountain Site Plan</b>	Commercial Development	0.8 Acres	S 85 <sup>th</sup> Ave	1 <sup>st</sup> Engineering Review Complete

### 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	Under Construction
<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>7 Eleven</b>	Commercial		Pioneer St	Complete
<b>Cloverhill Ph 2</b>	Residential Subdivision	139 lots	Royle Rd	Complete
<b>Dog park</b>	Capital Project		Hillhurst Rd	Complete
<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	Complete
<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/Pipe
<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/Pipe
<b>Ridgefield school district</b>	Commercial		10 <sup>th</sup> St	Grading