



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY October 2022

Building Division

Summary of building permits by year

Building Permits	2018	2019	2020	2021	2022 (YTD)	October
Total permits	879	1,111	1,728	1,716	789	52
Commercial/ industrial permits	8	52	62	22	24	2
New home permits	313	364	670	648	336	21
Miscellaneous permits	558	695	996	1,046	429	29
Residential building permit application and review fees	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,139,968.00	\$72,603.30
Total building department receipts	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$9,399,111.83	\$752,080.15

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

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

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	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

2021 Approved & Under Construction Commercial and Industrial Building: 6 projects

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
April	Pioneer Village Bldg 14 – Shell Only	3,574	394,176	Issued
May	Tri-Mountain Industrial Park Bldg 4	4,984	549,222	Closed
May	Tri-Mountain Industrial Park Bldg 5	4,984	549,222	Closed
May	Tri-Mountain Industrial Park Bldg 6	4,984	549,222	Closed
May	Tri-Mountain Industrial Park Bldg 7	4,984	549,222	Closed
May	Tri-Mountain Industrial Park Bldg 8	4,984	549,222	Closed
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311	Issued
June	Ridgefield Heights Lift Station	0	5,509	Closed
July	Kemper Grove Ph 5 DeMelo Park Picnic Shelter	600	35,928	Issued
August	Energy Electric Lot 2	4,800	303,360	Issued
October	Ridgefield Crossing Retail – Shell Only	8,197	742,719	Issued
October	Pioneer Village Bldg 3 – Shell Only	12,106	853,836	Issued

2022 Approved & Under Construction Commercial and Industrial Building: 12 projects

Approved & Under Construction Commercial Tenant Improvement

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

2020 Approved & Under Construction Commercial Tenant Improvement: 1 project

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
June	Woodin You Pet Boutique PV Bldg 2	2,600	229,216	Issued
June	Riverview Community Bank PV Bldg 12	2,696	330,853	Issued
July	Prairie Electric Pallet Racking	0	775,000	Issued
August	Pro Active Physical PV Bldg 4	2,387	292,933	Issued
September	Papa Murphy's PV Bldg 2	908	80,049	Issued
September	Anytime Fitness PV Bldg 10	4,741	560,718	Issued
September	Fiberglass Systems Shop Bridge Crane	0	110,000	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 PV Bldg 9	2,287	280,661	Issued

2021 Approved & Under Construction Commercial Tenant Improvement: 10 projects

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
January	BevRidge Public PV Bldg 5	2,500	306,800	Issued
February	Studio C Salon PV Bldg 9	1,665	204,321	Issued
February	Chiro One PV Bldg 4	2,438	299,191	Issued
March	Hallstrom Home PV Bldg 9	1,678	205,924	Issued
May	Carts By The Park Cover	768	37,471	Issued
June	Gordon Truck Centers	0	100,278	Issued
June	Wisdom Ridge North Bldg RSD T3	9,872	1,777,849	Issued
June	Copper Bell Bookstore PV Bldg 5	1,393	122,807	Issued
July	Windsor Engineers Office Tri-Mountain Industrial Park Bldg 8	4,984	934,201	Issued
September	Port of Ridgefield The Bluffs Bldg 1	1,675	313,962	Issued
October	Ridgefield Police Department The Bluffs Bldg 1	6,661	892,335	Issued
October	Revival HQ Wisdom Ridge South Bldg	13,034	1,403,885	Issued
October	FDM Development Suites The Bluffs Bldg 1	2,124	398,123	Issued

2022 Approved & Under Construction Commercial Tenant Improvement: 13 projects

Pending permits

Type of permit	Total
Home Permits pending	46

Commercial/industrial pending	10
Commercial Tenant Improvement	10
Miscellaneous pending	109
Grand total for all pending permits	175

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	101	104
Taverner Ridge Ph 5	6	10
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	63	65
Cloverhill Ph 7	35	37
Cloverhill Ph 8	54	55
Royal View	24	27
Royal Terrace	31	32
Royal Terrace 2	15	16
Greely Farms Ph 2A	51	89
Union Ridge Ranch	66	67
Union Ridge Ranch Ph 2	13	13
The Crossing Ph 1	35	36
The Crossing Ph 2	52	52
Kemper Grove Ph 2	33	48
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 1	53	89
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	13	31
Eagle Ridge Estates	21	23
Zephyr Point	7	7
Journey's Edge	1	6
Sanderling Park Ph 1	1	46
Ridgefield Heights Ph 1 & 2	1	105
Laspa Short Plat	1	2

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Quattro Ridgefield (PLZ-22-0122)	Gas station & office buildings	10.79 ac	4504 Pioneer St	Oct 11	Approved NOD Oct 25th
Parr Lumber Expansion (PLZ-22-0122)	Expand Parr Lumber existing storage, relocate an existing storage shed, and construct a new saw shed with accessory circulation and parking	2.03 ac	1111 S Timm Road	Nov 8 th	Under review

Projects under review

Name	Description	Size	Location	Key dates	Status
Nye PUD (PLZ-22-0054-0057)	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete	Awaiting resubmittal May 6
Preliminary PUD, SEPA, Critical Areas,					
Paradise Found PDR (PLZ- Post Decision Review to 22-0058)	Post Decision Review to modify lot size and change from cottage housing to Type I PDR	108.11 ac	28216 NW 31 st Ave	Incomplete Aug 9 th	Awaiting resubmittal
TLC Towing Site Plan (PLZ-22-0087)	New office/shop building and associated parking areas	2.29 ac	1300 block of Timm Road	Technically complete Sep 30 th	Under review
Ridgefield Farm PUD (PLZ-22-0088)	Divide 6.09 Acres into 18 single-family in RLD-4 zone	6.09 ac	233 S 21 st Place	Resubmitted Oct 24 th	Under review
Les Schwab Short Plat/Site Plan (PLZ-22-0098, 0098)	Short Plat and construction of a new 9,500 sf tire retail and service center	3.8 ac	4801 S 3 rd Way	Technically complete Sept 12 th	Approved NOD issued Oct 27 th
Jubilee Tea House Sign (PLZ-22-0100)	Adhere Vinyl lettering to building	0.2 ac	321 N 3 rd Ave	Incomplete Aug 10 th	Awaiting resubmittal
NW 24th Avenue Intent to Annex (PLZ-22-0112)	Annex parcels 986027991, 215613000, 215612000	35.4 ac	24311 NW 24 th Ave	Submitted Aug 19 th	Under review
Cloverhill Phase 10 Post Decision (PLZ-33-0111)	Reduce phase 10 from 9 lots to 4 lots	3.87 ac	No address - 986047335	Incomplete Sept 26 th	Awaiting resubmittal
Critical Areas	Management plan for CPU Multiple	Multiple	Submitted	Aug	NOD issued Oct 24 th

Management Plan - Clark work in Critical Areas Public Utilities (PLZ-22-0107)	Locations	Locations	31 st	
Union Ridge Town Center BLA (PLZ-22-0120)	Boundary Line adjustment	Multiple Locations	Multiple Locations Submitted Sep 6th	Awaiting Resubmittal
Copper Bell Book Shop (PLZ-22-0117)	Sign Permit	0.33 ac	4315 Settler Dr, Suite 110	Submitted Sep 15th Awaiting additional information
Ridgefield Gateway (PLZ-22-0114-0119)	Plat & Site Plan	5.37 ac	Pioneer/I=5	Incomplete Sep 29 th Awaiting resubmittal
Greely Farms 3A Monument Sign (PLZ-22-0132)	Sign Permit	34.76 ac		Submitted Oct 24 th Approved NOD issued Oct 31st
Pioneer Chevron Sign (PLZ-22-0126)	Relocate existing sign		5801 Pioneer St	Submitted Sep 30 th Approved NOD issued Oct 13 th

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Discover Ridge Lots 8-10	Commercial	1.7 Acres 3 Lots	S 47 th Ave	2 nd Engineering Review Complete
35th Place Grading	Offsite Improvements for Ridgefield Heights	NA	35 th Place	Complete
Tri-Mountain Site Plan	Commercial Development	0.8 Acres	S 85 th Ave	Complete
Ridgefield Food Carts	Onsite Improvements	1 Acres	N 1 st Cir	3rd Engineering Review Complete
Ridgefield Height Ph 3- 5	Residential Development	19.2 Acres	S 4 th Way	Complete
Tri-Mountain Commercial	Commercial Development	7.5 Acres	S 65 th Ave	2nd Early utility Review complete
Ridgefield Storage and More	Commercial Development	27 Acres	Timms Rd	3rd Engineering Review complete
Tractor supply	Commercial Development	3 Acres	S 65 th Ave	Complete
Greely Phase 2B Grading	Residential Development	9.14 Acres	N 10 th St	Complete

Greely Phase 2B Engineering	Residential Development	9.14 Acres	N 10 th St	1 st Review underway
Greely Phase 2C Grading	Residential Development	91.46 Acres	N 10 th St	1 st Review Underway
Specht offsite trailer Parking	Commercial Development	2.1 Acres	S 5th th St	1 st Review Underway
Sanderling Ph3	Residential Development	2.1 Acres	Hillhurst	1 st Review Underway
Sanderling Ph2A	Residential Development	3.7 Acres	Hillhurst	2 nd Review Underway
Sanderling Ph 2B	Residential Development	1.1 Acres	Hillhurst	1 st Review Underway

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove 2	Residential	36	N 32 Ave	Punch list
Discovery Ridge Phase 2	Commercial		Pioneer St	Punch list
Ridgefield Crossing	Commercial/Residential		Pioneer St	Punchlist