



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

DEVELOPMENT SUMMARY September 2021

Building Division

Summary of building permits by year

Building Permits	2017	2018	2019	2020	2021 (YTD)	September
Total permits	460	879	1,111	1,728	1,342	115
Commercial/ industrial permits	21	8	52	62	15	0
New home permits	158	313	364	670	492	35
Miscellaneous permits	281	558	695	996	835	80
Residential building permit application and review fees	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$1,625,223.05	\$115,109.75
Total building department receipts	\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$13,832,844.14	\$941,579.55

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
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	Issued
February	Port of Ridgefield Wisdom Ridge North Bldg (Shell Only)	21,600	1,226,016	Issued
February	Seppanen Building	7,250	572,254	Issued
February	Legacy Trails Apartment Ph 2 – Building F	6,650	749,854	Issued
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
September	RSD Sunset Ridge Modular Building	1,792	269,266	Closed

2021 Approved & Under Construction Commercial and Industrial Building:

15 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 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	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	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

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

Pending permits

Type of permit	Total
Home permits pending	189
Commercial/industrial pending	12
Commercial Tenant Improvement	16
Miscellaneous pending	63
Grand total for all pending permits	280

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 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	38	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	57	65
Cloverhill Ph 7	31	37
Hillhurst Highlands	78	79
Kennedy Farm Ph 1	105	105
Kennedy Farm Ph 2	141	141
Kennedy Farm Ph 3	4	4
Royal View	19	27
Royal Terrace	34	32
Royal Terrace 2	11	16
Pioneer East	119	148
Greely Farms Ph 1	94	96
Heron Woods	47	47
Union Ridge Ranch	66	67
Union Ridge Ranch Ph 2	3	13
Teal Crest	63	63
The Crossing Ph 1	34	36
The Crossing Ph 2	41	52
Kemper Grove Ph 1	34	36
Kemper Loop	38	53
McCormick Creek Ph 1	59	89
McCormick Creek Ph 2	4	42
Magnolia Heights	5	12
Urban Downs	23	27
Viewridge Hollow	26	43

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Nye PUD (PLZ-21-0064)	66-lot subdivision in RMD-16 and RLD-4	19.9 ac	27805 NW 51 st Ave	August 24	Complete
Crusan Dental v2 (PLZ-21-0067)	One new building and one future building, each 7,812 sf, for medical offices and retail	2.17 ac	5284 Pioneer St	Oct 12	Oct 12 conference
Greely Farms Phase 2b (PLZ-21-0079)	57-lot subdivision in RLD-6 subject to DA	19 ac	27201 NE 10 th Ave	Sep 14	Sep 14 conference
Dolan Site Plan (PLZ-21-0080)	Car dealership; 50,000-60,000 sf including indoor and outdoor showrooms	12.62 ac	1296 & 1446 S Dolan Rd	Sep 14	Complete
Greely Farms Phase 2c (PLZ-21-0083)	25-lot subdivision in RLD-6 subject to DA	4.6 ac	27201 NE 10 th Ave	Sep 28	Sep 28 conference

Projects under review

Name	Description	Size	Location	Key dates	Status
Gee Creek Stabilization (PLZ-18-0019)	Permanent bank stabilization following temporary emergency action	N/A	Gee Creek @ Abrams Park	Submitted Feb 09, 2018	On hold
CAR, Shoreline Substantial Development Permit	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
Greear Petition to Annex (PLZ-19-0003)	Petition to Annex	14 ac	536 S Royle Rd	Comments sent May 13, 2019	On hold pending further site development
Holsinger Mixed Use Final Site Plan (PLZ-19-0057)	Final site plan for mixed residential, commercial, and office development	27.36 ac	7025 N 10 th St	Submitted Oct 24, 2019	On hold pending further site development
RSD New Elementary School (PLZ-19-0116)	Final Site Plan	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 th St	Declaration of Petition to Annex updated May 6
Fell Petition to Annex (PLZ-19-0141)	Petition to Annex	Final short plat for eight lots	7.17 ac	27208 NE 10 th Ave	On hold pending ability to hold public hearing at City Council
Energy Electric Final Short Plat (PLZ-20-0021)	Final short plat for eight lots	Revised short plat to match approved engineering plans requested	Awaiting resubmittal		

Pioneer Village Final BSP (PLZ-21-0031) <u>Final Binding Site Plan</u>	Final binding site plan to create legal lots in Pioneer Village	9.67 ac	Pioneer & S Royle	Comments sent Aug 11	Awaiting resubmittal
Ridgefield Station Food Carts (PLZ-21-0051) <u>Type II Site Plan</u>	Develop food cart pod with permanent indoor and covered seating areas	1 ac	N 1 st Cir	NOD Sep 29	Approved with conditions
Zephyr Point Final Short Plat (PLZ-21- 0053) <u>Type I Final Short Plat</u>	Final plat for 7 lots and 2 tracts in the RLD-4 zone	2.41 ac	S 19 th Way	NOD Sep 28	Approved with conditions
CRWWD South Trunk Sewer Replacement (PLZ-21-0060) SEPA, Critical Areas	Replace ~1/2 mile 8-10 inch gravity sewer with 18 inch gravity sewer	N/A	S 56 th Way	Public comment period ended Sep 24	NOD to be issued by Oct 8
Energy Land Lot 2 Site Plan (PLZ-21-0062) <u>Basic Site Plan</u>	Industrial building	0.41 ac	27150 NE 10 th Ave	Technically complete Sep 16	NOD on hold pending completion of final short plat
Ridgefield Crossing Lot 2 Retail Site Plan (PLZ-21-0063) <u>Basic Site Plan</u>	Single-story commercial retail building shell (7,673 sf)	0.93 ac	110 S 65 th Ave	Public comment period ended Sep 16	NOD to be issued by Sep 30
Tri-Mountain Station North (PLZ-21-0068-0071) <u>Basic Site Plan</u>	(North and South) Ten commercial buildings including hotel, retail, restaurant, bank, and office uses	11.78 ac	109, 299, 201, 457 S 65 th Ave	Technically incomplete Sep 27	Awaiting resubmittal
Tri-Mountain Station South (PLZ-21-0072-0075) <u>Basic Site Plan</u>	(North and South) Ten commercial buildings including hotel, retail, restaurant, bank, and office uses	3.90 ac	S 65 th Ave	Technically incomplete Sep 27	Awaiting resubmittal
Trademark Plumbing Temp Use (PLZ-21-0076) <u>Type I Temporary Use</u>	Temporary structure for storing plumbing materials prior to approval of formal storage area	0.95 ac	27200 NE 10 th Ave	NOD Sep 13	Approved with conditions
Riverview Community Bank (PLZ-21-0077) <u>Sign Permit</u>	Two internally illuminated building-mounted wall signs	N/A	4405 S Settler Dr	NOD Aug 24	Approved with conditions
BevRidge (PLZ-21-0078) <u>Sign Permit</u>	Two building-mounted wall signs	N/A	4315 S Settler Dr	NOD Sep 27	Approved with conditions
Proactive Physical Therapy (PLZ-21-0081) <u>Sign Permit</u>	Two internally illuminated building-mounted wall signs	N/A	4318 S Settler Dr	NOD Sep 28	Approved with conditions

Prairie Electric (PLZ-21-0082) Sign Permit	Two internally illuminated building-mounted wall signs	N/A	27050 NE 10 th Ave	NOD Sep 14	Approved with conditions
Ridgefield Crossing Residential (PLZ-21-0084) Zoning Verification Letter	Zoning verification letter and supporting documents for The Crossing PH 1-3	15.25 ac	Ridgefield Crossing residential phases	Issued Sep 30	Complete
McCuddy/Verizon (PLZ-21-0086) Wireless Facility Modification	Replace and add antenna and radio equipment to an existing telecommunications facility	0.118 ac	117 N 3 rd Ave	Submitted Sep 28	Under review
Curran BLA (PLZ-21-0087) Boundary Line Adjustment	Combine three residential lots into two residential lots	2.73 ac	1925, 2015, 2027 S Lake Rive Ter	Submitted Sep 27	Under review

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Greely Acres Offsite Improvements	Intersection Improvements	3 Locations	Multiple	Under Construction
Timm Road RV Storage Grading	Commercial	15 Acres	Timm Road	Approved
Kemper Grove Ph 4-5	Residential Development	34 Lots	Pioneer Street and Smythe Road	Approved
Discover Ridge Lots 8-10	Commercial	1.7 Acres 3 Lots	S 47 th Ave	Placed on Hold by Applicant
Kemper Grove Ph 3	Residential Development	68 Lots	N 30 th Ave (Smythe Road)	1 st Engineering Review Complete
Greely Acres Ph 3	Residential Development	179 Lots	N 85 th Ave	2 nd Engineering Review Underway
Greely Acres Ph 3-Grading Only	Residential Development	179 Lots	N 85 th Ave	Approved
Vista Ridge Engineering	Residential Development	40 Lots	S Hillhurst Road	1 st Engineering Review Complete
Specht Development	Industrial	50 Acres	Union Ridge Parkway	Approved

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove 2	Residential	36	N 32 Ave	Grading
Discovery Ridge	Commercial Development	8.91 acers	45 th and Pioneer	Pipe/paving
Discovery Ridge Phase 2	Commercial		Pioneer St	Punch list
Seton Subdivision Phase 2,3	Residential		N 10 St	Punch list
Holsinger	Commercial/Residential	14 Acres	Royle Rd	Under Construction
Ridgefield Crossing	Commercial/Residential		Pioneer St	Under Construction
Cloverhill Ph 3	Residential Subdivision	63 Lots	45th Ave	Complete
Pioneer Village	Commercial Development	300 Apartments	Pioneer St	Punch list
Rail Overpass Project- Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Under Construction
Taverner Ridge Ph 5	Residential Development	10 Lots	S. Lake River Drive	Complete
7 Eleven	Commercial		Pioneer St	Complete
Cloverhill Ph 2	Residential Subdivision	139 lots	Royle Rd	Complete
Dog park	Capital Project		Hillhurst Rd	Under Construction
Greely Farms Ph 2A	Residential Subdivision	53 lots	10 th Ave	Grading
Kemper Grove Phase 3,4,5,	Residential Subdivision		N 30 th Drive	Punch list

Zephyr Point	Residential Subdivision		Hillhurst Dr	Punch list
Greely Farms Ph 2A	Residential Subdivision	40 lots	NE 279 th St	Grading
Ridgefield Heights	Residential Subdivision		Burtsinger Rd	Grading
Tri Mt Industrial Park	Commercial		Off NE 10 th Ave	Grading
Kennedy Farms East	Residential Sub		Hillhurst Rd	Grading
