



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY September 2022

Building Division

Summary of building permits by year

Building Permits	2018	2019	2020	2021	2022 (YTD)	September
Total permits	879	1,111	1,728	1,716	737	53
Commercial/ industrial permits	8	52	62	22	22	1
New home permits	313	364	670	648	315	24
Miscellaneous permits	558	695	996	1,046	400	28
Residential building permit application and review fees	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,071,545.05	\$96,072.90
Total building department receipts	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$8,647,031.68	\$937,791.13

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

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	Issued
May	Tri-Mountain Industrial Park Bldg 5	4,984	549,222	Issued
May	Tri-Mountain Industrial Park Bldg 6	4,984	549,222	Issued
May	Tri-Mountain Industrial Park Bldg 7	4,984	549,222	Issued
May	Tri-Mountain Industrial Park Bldg 8	4,984	549,222	Issued
May	Neighborhood Refudge Outdoor Food Pavilion	1,408	84,311	Issued
June	Ridgefield Heights Lift Station	0	5,509	Finalized
July	Kemper Grove Ph 5 DeMelo Park Picnic Shelter	600	35,928	Issued
August	Energy Electric Lot 2	4,800	303,360	Issued

2022 Approved & Under Construction Commercial and Industrial Building: 10 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

2022 Approved & Under Construction Commercial Tenant Improvement: 10 projects

Pending permits

Type of permit	Total
Home Permits pending	56
Commercial/industrial pending	14
Commercial Tenant Improvement	14
Miscellaneous pending	124
Grand total for all pending permits	208

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	101	104
Taverner Ridge Ph 5	6	10
Cloverhill Ph 2	75	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	62	65
Cloverhill Ph 7	34	37
Cloverhill Ph 8	53	55
Royal View	24	27
Royal Terrace	31	32
Royal Terrace 2	15	16
Greely Farms Ph 1	96	96
Greely Farms Ph 2A	46	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
The Crossing Ph 3	45	45
Kemper Loop	53	53
Kemper Grove Ph 2	31	48
Kemper Grove Ph 4 & 5	21	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

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Circle K – Pioneer &	Develop a retail convenience grocery store,	2.7 ac	Pioneer	Sep 13	Approved

Royle (PLZ-22-0110)	an attached automatic carwash, and motor vehicle fuel station	St/Royle Rd		NOD Sep 27 th
Quail Ridge Subdivision (PLZ-22-0113)	Develop 14.71 acres into a 21-lot PUD subdivision.	14.71 ac	3797 S 15 th St	Sep 13 Approved NOD Sep 27 th
Quattro Ridgefield (PLZ-22-0122)	Gas station & office buildings	10.79ac	4504 Pioneer St	Oct 11 Under Review

Projects under review

Name	Description	Size	Location	Key dates	Status
Ridgefield Heights Phase 1&2 Final Plat (PLZ-22-0017)	Final plat for 188 single-family residential lots	28.6 ac	26315 NW 51 st Ave	Resubmitted Aug 29th	Completed Sep 21 st
Urban Downs Phase 2 Preliminary PUD (PLZ-22-0024-0027)	Preliminary PUD for 151 lots in the RLD-6 zone	33.49 ac	26603 NE 10 th Ave	Technically incomplete May 19	Completed Sep 21 st
Nye PUD (PLZ-22-0054-0057)	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
Preliminary PUD, SEPA, Critical Areas,					
Paradise Found PDR (PLZ-22-0058)	Post Decision Review to modify lot size and change from cottage housing to SFR	108.11 ac	28216 NW 31 st Ave	Incomplete Aug 9 th	Awaiting resubmittal
Type I PDR					
TLC Towing Site Plan (PLZ-22-0087)	New office/shop building and associated parking areas	2.29 ac	1300 block of Timm Road	Technically Incomplete	Awaiting resubmittal
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	Technically Incomplete July 13	Awaiting resubmittal
Ridgefield YMCA Boundary Line Adjustment (PLZ-22-0101)	Adjust parcels 213961000 and 213960000	24 ac	105 N 50 th Place	Technically Complete Aug 5	Completed Sep 8 th
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	Under review
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

Seven Wells PDR (PLZ-22- 63 units PUD, Reduce lot widths 0108)	15.3 ac	4545 S 11 th Way	Submitted Aug 5 th	Completed Sep 20 th
NW 24th Avenue Intent to Annex parcels (PLZ-22-0112)	986027991, 35.4 ac 215613000, 215612000	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
Critical Areas Management Plan - Clark Public Utilities (PLZ-22-0107)	Management plan for CPU work in Critical Areas	Multiple Locations	Multiple Locations	Submitted Aug 31 st
Union Ridge Town Center BLA (PLZ-22-0120)	Boundary Line adjustment	Multiple Locations	Multiple Locations	Submitted Sep 6 th
Copper Bell Book Shop (PLZ-22-0117)	Sign Permit	0.33 acres	4315 Settler Dr, Suite 110	Submitted Sep 15 th
Ridgefield Gateway (PLZ-22-0114-0119)	Plat & Site Plan	5.37 acres	Pioneer/I=5	Submitted Sep 1 st
				Under Review

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	4th Engineering Review underway
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	Timm Rd	3rd Engineering Review complete
Tractor supply	Commercial Development	3 Acres	S 65 th Ave	2 nd Engineering Review underway

Greely Phase 2B	Residential Development	9.14 Acres	N 10 th St	2 nd Engineering Review underway
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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	Punch list
Pioneer Village	Commercial Development	300 Apartments	Pioneer St	Punch list
Cloverhill Ph 2	Residential Subdivision	139 lots	Royle Rd	Complete
Refuge park	Capital Project		Hillhurst Rd	Design
Kemper Grove Phase 2,4,5,	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	Punch list
Ridgefield Heights	Residential Subdivision		Burtsinger Rd	Paving
Tri Mt Industrial Park	Commercial		Off NE 10 th Ave	Utilities
Sanderling Park (formerly Kennedy Farms East)	Residential Sub		Hillhurst Rd	Utilities
Greely Farms Ph 3A	Residential Subdivision		NE 279 th St	Utility Work