



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY April 2023

Building Division

Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	April
Total permits	1,111	1,728	1,716	871	135	44
Commercial/ industrial permits	52	62	22	30	10	3
New home permits	364	670	648	361	50	14
Miscellaneous permits	695	996	1,046	480	75	27
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	216,777.90	52,136.70
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	2,185,096.17	914,598.00

Approved & Under Construction Commercial Building

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
October	Ridgefield Industrial Center - Shell Only	468,810	29,947,583	Issued

2021 Approved & Under Construction Commercial Building: 1 project

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
April	Pioneer Village Bldg 14 - Shell Only	3,574	394,176	Issued
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311	Issued
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
November	Tractor Supply	25,624	3,907,660	Issued
November	Haarup Building	21,750	2,178,294	Issued
November	Tractor Supply Shed Building	1,250	74,850	Issued

2022 Approved & Under Construction Commercial Building: 9 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
February	Tractor Supply Greenhouse Bldg	3,807	498,412	Issued
April	Les Schwab	11,941	1,044,165	Issued

2023 Approved & Under Construction Commercial Building: 2 projects

Approved & Under Construction Commercial Tenant Improvement

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
September	Anytime Fitness PV Bldg 10	4,741	560,718	Issued

2021 Approved & Under Construction Commercial Tenant Improvement: 1 project

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
May	Carts By The Park Cover	768	37,471	Issued
June	IT3 Wisdom Ridge North Bldg	9,872	1,777,849	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
November	Childs Trucking RIC	345,438	33,498,057	Issued

2022 Approved & Under Construction Commercial Tenant Improvement: 5 projects

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
January	Royle Vet Clinic PV Bldg 14	2,607	319,931	Issued
January	WDFW Storage Mezzanine	710	52,725	Issued
March	Ross RIC	55,920	5,656,570	Issued
March	Albertsons RIC	61,554	6,255,814	Issued
March	Gordon Truck Centers Addition	3,675	349,640	Issued
April	JoJo's PV Bldg 3	1,529	134,797	Issued

April

Playmakers | PV Bldg 7

5,587

728,795

Issued

2023 Approved & Under Construction Commercial Tenant Improvement: 7 projects

Pending permits

Type of permit	Total
Home Permits pending	70
Commercial/industrial pending	17
Commercial Tenant Improvement	8
Miscellaneous pending	87
Grand total for all pending permits	182

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	104
Taverner Ridge Ph 5	8	10
Cloverhill Ph 4	65	65
Cloverhill Ph 7	37	37
Royal View	25	27
Royal Terrace	31	32
Greely Farms Ph 2A	67	89
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
Kemper Grove Ph 3	8	71
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	16	31
Eagle Ridge Estates	22	23
Journey's Edge	1	6
Sanderling Park Ph 1	8	46
Ridgefield Heights Ph 1 & 2	24	105
Laspa Short Plat	1	2

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Discovery Ridge Ph 3B Site Plan (PLZ-23-0018)	Car wash, quick lube and retail building.	2.01 ac	986056278, 98605279	April 11	Notes Issued April 25
Union Ridge Town Center Site Plan (PLZ-23-0019)	Construct 13 commercial, food service, and retail buildings with associated site and infrastructure improvements	10.04 ac	213956001	April 11	Notes Issued April 25
IQ Credit Union (PLZ-23-0022)	Develop new 3,480-sf credit union building including a drive-through facility.	0.83 ac	986062364	April 25	In Review
Cloverhill Phase 3B & 10 (PLZ-23-0025)	Change zoning from RLD-8 to RLD-4 to accommodate proposed revisions to the Cloverhill PUD.	50+ ac	Royle Road	April 25	In 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 May 6	Awaiting resubmittal
Preliminary PUD, SEPA, Critical Areas,					
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
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
Cloverhill Phase 3B (PLZ-22-0133)	Type III Post Decision Increase lots from 47 to 58	14.85 ac	2067 S Royle Rd	Submitted Nov 15 th	Awaiting resubmittal
RSD New Elementary School Final Site Plan (PLZ-19-0116)	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 th	Under Review
Waterfront Short Plat and aka Miller's Landing Short Plat (PLZ-22-0152)	Short Plat, Shoreline, Critical Areas, SEPA, Arch		111 W Division St	Tech Complete Apr 10	In Review

Costco @ Union Ridge Town Center (PLZ-22-0136-0140)	Site Plan, SEPA w/ archaeological predetermination, critical areas, administrative adjustment		NW of Pioneer/I-5 junction	Tech Complete Dec 13th	On hold at applicant's request
PacTrust Ridgefield (PLZ-23-0002)	Site Plan, SEPA, Critical Areas, Arch	42 ac	986061644, 986061643	Tech Complete Mar 23rd	Under Review
Royle Road SEPA (PLZ-23-0009)	SEPA			Tech Complete Feb 27	NOD issued April 5
Overlook Park SEPA (PLZ-23-0011)	SEPA	0.8 ac	101 S Main Ave	Tech Complete Mar 15 th	NOD issued April 4
Holsinger Mixed Use (PLZ-19-0057)	Final Site Plan			Submitted April 30 th	On Hold
Sanderling PH 4-7 PDR (PLZ-23-0012)	Post Decision Review	75.96 ac	23115 NW Hillhurst Road	Incomplete Apr 6	Awaiting resubmittal
Greely Farms Phase 3B (PLZ-23-0013)	Final Plat		986062686	Submitted Mar 9 th	Under Review
Sanderling Park Phase 1 (PLZ-23-0015)	Plat Alteration	2.31 ac	216452000	Technically Complete Apr 14	Under Review
Haarup Sign (PLZ-23-0023)	Sign Permit		7215 S 5 th	Submitted Apr 4	NOD issued Apr 10
5504 S 11th Zoning Confirmation (PLZ-23-0024)	Zoning Confirmation	9.08 ac	5504 S 11 th	Submitted Apr 3	NOD issued Apr 27
Anytime Fitness Sign (PLZ-23-0026)	Sign Permit		4326 S Settler	Submitted Apr 6	In Review
RHS CTE Building Site Plan (PLZ-23-0028)	Type I Site Plan	32.1 ac	2630 S Hillhurst Rd.	Submitted Apr 14	NOD issued Apr 27
Paradise Pointe (Found) Ph 3 (PLZ-23-0021)	Final Plat	17.85 ac	213070000	1 st review comments Apr 26	Awaiting resubmittal
Joffe Setback Adjustment (PLZ-23-0020)	Type II Adjustment		4249 Willow Dr	Technically Complete Apr 27	NOD issued Apr 28

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Discovery Ridge 3B	Commercial	1.01 Acres 2 phases	S 47 th Ave	Pre-App Notes Delivered

Ridgefield Food Carts	Onsite Improvements	1 Acres	N 1 st Cir	No work this month. 3rd Engineering Review Complete
Tri-Mountain Station Early Water	Commercial Development	7.5 Acres	S 65 th Ave	No work this month. 2nd Early Utility Review Complete
Greely Phase 2B Engineering	Residential Development	9.14 Acres	N 10 th St	2nd Review Completed, comments returned to engineer
Greely Phase 2C Grading	Residential Development	911.46 Acres	N 10 th St	Reviews related to sanitary sewer installation completed.
Sanderling Ph3	Residential Development	2.1 Acres	Hillhurst Rd	Complete
Sanderling Ph2A	Residential Development	3.7 Acres	Hillhurst Rd	Approved in early May
Sanderling Ph 2B	Residential Development	1.1 Acres	Hillhurst Rd	3 rd and 4 th Reviews Completed, approval expected early May
Tri-Mountain Station Early Storm and Frontage	Commercial Development	7.5 Acres	S 65 th Ave	No work this month. 2nd Early Utility Review Complete
Crusan Dental Grading	Commercial Development	2 Acres	Pioneer St	Complete
Crusan Dental Engineering	Commercial Development	2 Acres	Pioneer St	2 nd Review Complete Review meeting held in April
Les Schwab	Commercial Development	1 Acres	S 3 rd Way	Pre-construction held in April, now under construction
Seven Wells Ph 6	Residential Development	15.3 Acres	Royle Rd	3rd Review Completed with comments, awaiting plans for approval
Urban Downs 2	Residential Development	33 Acres	N 85 th Avenue	Re-initiated reviews of early grading and engineering plans
Parr Ridgefield Yard Expansion	Commercial Development	<1 Acre	Timm Rd	1 st Review Complete with comments, awaiting 2 nd submittal
Clark College AMC	Commercial Development	10 Acres	Pioneer Street	Grading and foundation only 1 st review completed with comments
Ridgefield Gateway Phase 1	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	1 st Review Completed with comments

Wind River Short Plat	Residential Development	Acres	Wind River Way	Final plans in review
Ridgefield Corporate Business Park	Commercial Development	40.4 Acres	S. 6 th Way	Comments related to roadway; awaiting WDFW input.
Costco/URTC	Commercial Development	12.4 Acres Multiple buildings	Pioneer Street	NOD sent early May 1st Review Underway
Refuge Dog Park Improvements	Residential Development	5.9 Acres	Hillhurst Rd	Grading Permit approved. Construction Underway

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove 2	Residential	36	N 32 Ave	Complete
Ridgefield Crossing	Commercial/Residential		Pioneer St	Punchlist
Les Schwab	Commercial Development	1 Acres	S 3 rd Way	Under construction