



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 December 2021

Building Division

Summary of building permits by year

Building Permits	2017	2018	2019	2020	2021 (YTD)	December
Total permits	460	879	1111	1728	1716	102
Commercial/ industrial permits	21	8	52	62	22	4
New home permits	158	313	364	670	648	41
Miscellaneous permits	281	558	695	996	1046	57
Residential building permit application and review fees	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$145,273.15
Total building department receipts	\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$942,899.33

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
February	Seppanen Building	7,250	572,254	Issued
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	Issued
April	Pioneer Village Bldg 10 – Shell Only	4,800	589,056	Closed
April	Pioneer Village Bldg 12 – Shell Only	2,706	332,080	Closed
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
December	Legacy Trails Apartments – Carport #7	720	35,129	Issued
December	Legacy Trails Apartments – Carport #8	720	35,129	Issued
December	Legacy Trails Apartments – Carport #9	720	35,129	Issued
December	Legacy Trails Apartments – ADA Carport	162	40,000	Issued

**2021 Approved & Under Construction Commercial and Industrial Building:
18 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

February	Pioneer Village – 2 Free Standing Pylon Signs	200	136,396	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
June	Subway Sign	20	5600	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
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
December	Greely Farms Ph 2A Monument Sign	17	15,000	Issued
December	The Nail Kitchen Spa Pioneer Village Bldg 9 (TI)	2,287	280,661	Issued

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

Pending permits

Type of permit	Total
Home permits pending	86
Commercial/industrial pending	5
Commercial Tenant Improvement	15
Miscellaneous pending	39
Grand total for all pending permits	145

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	68	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	58	65
Cloverhill Ph 7	33	37
Cloverhill Ph 8	14	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	28	32
Royal Terrace 2	13	16
Pioneer East	144	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	51	53
McCormick Creek Ph 1	53	89
McCormick Creek Ph 2	23	42
Magnolia Heights	11	12
Urban Downs	26	27
Viewridge Hollow	36	43
Eagle Ridge Estates	7	23
Zephyr Point	2	7

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
McCanta PUD (PLZ-21-0106)	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	Complete
Pioneer Cottages (PLZ-21-0123)	36 cottage homes in RLD-8	3.11 ac	N 50 th Pl	Dec 14	Complete
Chevron Station Development (PLZ-21-0129)	1,500 sf addition to the Chevron station for a drive-through restaurant and two-story, 10,000 sf restaurant/office building	1.82 ac	5801 Pioneer St	January 11	January 11 conference
Clark College Boschma Farms (PLZ-21-0131)	70,000 sf advanced manufacturing center	10 ac	7000 Pioneer St	January 25	January 25 conference

Projects under review

Name	Description	Size	Location	Key dates	Status
Gee Creek Stabilization (PLZ-18-0019) CAR, Shoreline Substantial Development Permit	Permanent bank stabilization following temporary emergency action	N/A	Gee Creek @ Abrams Park	Submitted Feb 09, 2018	On hold
Greear Petition to Annex (PLZ-19-0003) 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
Holsinger Mixed Use Final Site Plan (PLZ-19-0057)	Final site plan for mixed residential, commercial, and office	14 ac	536 S Royle Rd	Comments sent May 13, 2019	On hold pending further site development

Final Site Plan	development				
RSD New Elementary School (PLZ-19-0116) Final Site Plan	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 th St	Submitted Oct 24, 2019	On hold pending further site development
Fell Petition to Annex (PLZ-19-0141) Petition to Annex	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	On hold
Energy Electric Final Short Plat (PLZ-20-0021)	Final short plat for eight lots	7.17 ac	27208 NE 10 th Ave	Revised short plat to match approved engineering plans requested	Awaiting resubmittal
Energy Land Lot 2 Site Plan (PLZ-21-0062) Basic Site Plan	Industrial building	0.41 ac	27150 NE 10 th Ave	Technically complete Sep 16	NOD on hold pending completion of final short plat
Tri-Mountain Station North (PLZ-21-0068-0071) 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 th Ave	NOD Jan 4	Approved with conditions
Tri-Mountain Station South (PLZ-21-0072-0075) Basic Site Plan	(North and South) Ten commercial buildings including hotel, retail, restaurant, bank, and office uses	3.90 ac	S 65 th Ave	NOD Jan 4	Approved with conditions
Haarup Industrial Building (PLZ-21-0092-0093) Basic Site Plan, SEPA	25,404 single-story office/warehouse building in Union Ridge	2.54 ac	S 5 th St / Union Ridge Lot 1B	NOD Dec 15	Approved with conditions
Tri-Mountain Industrial Park (PLZ-21-0094) Basic Site Plan	Develop 5 lots with 5,000-sf industrial buildings for office and contractor support space	3.3 ac	NE 10 th Ave	Submitted Oct 15	Under review; site plan approval will be on hold pending completion of final short plat
Tri-Mountain Station North and South Administrative Adjustment (PLZ-21-0095) Admin Adjustment	Reduce freeway landscape buffer width from 15 to 12 feet			See PLZ-21-0068-0075	
Cloverhill Phase 2 Lot 130 Administrative Adjustment (PLZ-21-0096) Admin Adjustment	Reduce side yard setback from 10 to 9.1 feet	0.16 ac	4306 S 14 th Way	NOD Dec 16	Approved with conditions

Kemper Grove Phase 2 Final Plat (PLZ-21-0098) Final Plat	Final plat for 48 residential lots, open space/parks, and infrastructure improvements	6.79 ac	2834 N Smythe Rd	Council Jan 13	Council Jan 13
Eagle Ridge Lots 8 & 9 (PLZ-21-0101) Boundary Line Adjustment	BLA between two single-family residential lots	0.21 ac	2536 & 2542 S White Salmon Dr	Resubmittal Jan 4	Under review
Journey's Edge (PLZ-21-0102) Final Short Plat	Final short plat for 6 single-family residential lots	2.45 ac	279 N 20 th Pl	Resubmittal Dec 21	Under review
Energy Land Short Plat PDR (PLZ-21-0103) Type II PDR	PDR to change a condition of approval regarding bonding for a future collector	7.16 ac	27118 NE 10 th Ave	Technically complete Dec 15	Public comment period Dec 22 – Jan 12
Gordon Truck Centers (PLZ-21-0104-0105) Type II Site Plan and Nonconforming Situation	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 th Pl	Comment period ends Jan 5	NOD to be issued by Jan 19
Kirkland Senior Living (PLZ-21-0107-0109) PDR, Site Plan, SEPA	148 senior living apartment units and 6,473 sf ground-floor commercial	2.08 ac	6625 Pioneer St	Submitted Dec 20	Under review
Laspa-Reel Short Plat (PLZ-21-0110) Preliminary Short Plat	2-lot residential short plat	0.75 ac	928 N Main Ave	NOD Dec 28	Approved with conditions
Sanderling Park aka Kennedy East (PLZ-21-0112) Type II PDR	Modify townhome lot layout of Kennedy Farms East Phase 3	89.65 ac	23117 & 23115 NW Hillhurst Rd	Comments sent Dec 21	Awaiting resubmittal
KDEV LLC (PLZ-21-0114) Intent to Annex	Intent to annex two commercial parcels	4 ac	704 S 85 th Ave	Submitted Nov 23	Jan 13 Council
Greely Farms Phase 2A (PLZ-21-0117) Final Plat	Final plat for 89 single-family residential lots	25 ac	27201 NE 10 th Ave	Resubmittal Jan 5	Under review
Tractor Supply (PLZ-21-0119) Zoning Verification Letter	Commercial zoning confirmation including indoor and outdoor sales	2.5 ac	204-310 S 65 th Ave	Submitted Dec 2	Under review
Greely Farms Monument Sign (PLZ-21-0122)	One freestanding subdivision sign	N/A	27201 NE 10 th Ave	NOD Dec 9	Approved with conditions
Urban Downs Phase 2 SEPA (PLZ-21-0124)	SEPA for early grading	33.49 ac	26603 NE 10 th Ave	Submitted Dec 15	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
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	3 rd Engineering Review Complete
Vista Ridge Engineering	Residential Development	40 Lots	S Hillhurst Road	2 nd Engineering Review Underway
35th Place Grading	Offsite Improvements for Ridgefield Heights	NA	35 th Place	2 nd Grading Review Complete
Tri-Mountain Site Plan	Commercial Development	0.8 Acres	S 85 th Ave	2 nd Engineering Review Complete

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	Complete
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	Complete
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
Refuge park	Capital Project		Hillhurst Rd	Design
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