



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3908 | Fax: (360) 887-2507 | www.ridgefieldwa.us

DEVELOPMENT SUMMARY December 2022

Building Division

Summary of building permits by year

Building Permits	2018	2019	2020	2021	2022 (YTD)	December
Total permits	879	1,111	1,728	1,716	871	38
Commercial/ industrial permits	8	52	62	22	30	0
New home permits	313	364	670	648	361	13
Miscellaneous permits	558	695	996	1,046	480	25
Residential building permit application and review fees	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	\$52,969.95
Total building department receipts	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	\$591,732.09

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	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 and Industrial Building: 9 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
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	Closed
October	FDM Development Suites The Bluffs Bldg 1	2,124	398,123	Issued
November	CAS Tri Mountain Bldg 6	1,150	215,556	Issued
November	Childs Trucking	345,438	33,498,057	Issued
November	Belcorp & Ascent Tri Mountain Bldg 7	4,984	683,735	Issued

2022 Approved & Under Construction Commercial Tenant Improvement: 15 projects

Pending permits

Type of permit	Total
Home Permits pending	51
Commercial/industrial pending	8
Commercial Tenant Improvement	9
Miscellaneous pending	100
Grand total for all pending permits	168

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
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Seven Wells Ph 3	101	104
Taverner Ridge Ph 5	7	10
Cloverhill Ph 3A	34	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	16	16
Greely Farms Ph 2A	55	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	44	48
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 1	53	53
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	14	31
Eagle Ridge Estates	22	23
Zephyr Point	7	7
Journey's Edge	1	6
Sanderling Park Ph 1	6	46
Ridgefield Heights Ph 1 & 2	6	105
Laspa Short Plat	1	2

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Holsinger Warehouse (PLZ-22-0143)	3 warehouse buildings in E zone with EMOU	1.48 ac	214025000	Dec 13 th	Under Review
YMCA (PLZ-22-0146)	YMCA		213961000	Jan 10 th	Under Review

Magnum Power (PLZ-22-0147)	construct a light industrial building; including a 2-story, 14,400 square foot office building with accessory uses containing warehouse storage area and light manufacturing and equipment repair area	212790000	Dec 28 th	Meeting held Dec 28 th
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Projects under review

Name	Description	Size	Location	Key dates	Status
Nye PUD (PLZ-22-0054-0057) Preliminary PUD, SEPA, Critical Areas,	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
Paradise Found PDR (PLZ-22-0058) Type I PDR	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
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
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 Petition to Annex (PLZ-22-0145)	Annex parcels 986027991, 215613000, 215612000	35.4 ac	24311 NW 24 th Ave	Submitted Nov 16 th	Council date Jan 12 th
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
Ridgefield Gateway (PLZ-22-0114-0119)	Plat & Site Plan	5.37 ac	Pioneer/I=5	Incomplete Sept 29 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	Under Review
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
Gee Creek Emergency SHL (PLZ-22-0144)	Shoreline Exemption	15 ac	400 N ABRAMS PARK RD	Submitted Nov 16 th	Under Review
RIC Ross TI Fence SPR (PLZ-22-0142)	Site Plan	38.81 ac	7001 S Union Ridge Parkway	Submitted Nov 15 th	Under Review
Pioneer Village Ph 2 Final	Final Binding Site Plan	2.95 ac	4405 S SETTLER	Submitted Oct 4 th	Under Review

Binding Site Plan (PLZ-22-0123)			DR		
Greear/Young Petition to Annex (PLZ-22-0125)	Petition to annex six parcels	53.88 ac	2307 NW Carty Rd, 23812 NW Meuller Rd, 23905 NW Meuller Rd, 23918 NW Meuller Rd, 24213 NW Meuller Rd, 24217 NW Meuller Rd	Submitted Sep 28 th	Council Adopted Dec 1 st
Clark College Advanced Manufacturing Center Site Plan (PLZ-22-0157-0159)	Site Plan, Critical Areas, Administrative Adjustment	9.76 ac	7000 Pioneer Street	Submitted Dec 16 th	Under Review
Clark College Advanced Manufacturing Center SEPA (PLZ-22-0153-0154)	SEPA, Archaeological Predetermination	9.76 ac	7000 Pioneer Street	Submitted Dec 8 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	Submitted Dec 2 nd	Under 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	Submitted Nov 10 th	Under Review
Rose Estates Final Short Plat (PLZ-22-0161)	Final Short Plat	2.62 ac	3600 Pioneer St	Submitted Dec 22 nd	Under Review
Carts by the Park Temporary Use Extension (PLZ-22-0160)	Temporary Use	0.11 ac	219 Pioneer St	Submitted Dec 22 nd	Under Review
Tamarack & Loam LLC BLA (PLZ-22-0156)	BLA	2.96 ac	27304 NE 10th Ave and 27200 NE 10th Ave	Submitted Dec 16 th	Completed Dec 28 th
Waldman-Winn BLA	BLA	0.79 ac	1619 N Falcon Dr and 1613 N Falcon Dr	Submitted Dec 13 th	Completed Dec 30 th
Kemper Grove Phase 3 Final Plat	Final Plat	9.14 ac	2834 N Smythe Rd	Submitted Nov 15 th	First comments Dec 14 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
Ridgefield Food Carts	Onsite Improvements	1 Acres	N 1 st Cir	3rd Engineering Review Complete
Tri-Mountain Station Early Water	Commercial Development	7.5 Acres	S 65 th Ave	2nd Early Utility Review Complete
Greely Phase 2B Engineering	Residential Development	9.14 Acres	N 10 th st	1 st Review Complete
Greely Phase 2C Grading	Residential Development	911.46 Acres	N 10 th st	1 st Review Complete
Specht offsite trailer Parking	Commercial Development	2.1 Acres	S 5th th st	3rd Review Underway
Sanderling Ph 3	Residential Development	2.1 Acres	Hillhurst	Complete
Sanderling Ph 2A	Residential Development	3.7 Acres	Hillhurst	2 nd Review Complete
Sanderling Ph 2B	Residential Development	1.1 Acres	Hillhurst	1 st Review Complete
Tri-Mountain Station Early Storm and Frontage	Commercial Development	7.5 Acres	S 65 th Ave	1 st Review Complete
Crusan Dental Grading	Commercial Development	2 Acres	Pioneer St	Complete

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove Ph 2	Residential	36	N 32 Ave	Complete
Ridgefield Crossing	Commercial/Residential		Pioneer St	Punchlist

Refuge Park	Capital Project		Hillhurst Rd	Design
Kemper Grove Ph 2,4,5	Residential Subdivision		N 30 th Drive	Complete
Zephyr Point	Residential Subdivision		Hillhurst Dr	Punch list
Greely Farms Ph 2A	Residential Subdivision	40 lots	NE 279 th St	Complete
Ridgefield Heights	Residential Subdivision		Burtsinger Rd	Punchlist
Kennedy Farms East	Residential Sub		Hillhurst Rd	Utilities
Greely Farms Ph 3A	Residential Subdivision		NE 279 th St	Utility Work
Ridgefield Gateway	Commercial		Pioneer	Grading
Tractor Supply	Commercial		S 65th	Utilities
Ridgefield Crossing Lot 2	Commercial		Pioneer	Utilities