



## COMMUNITY DEVELOPMENT DEPARTMENT

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

### DEVELOPMENT SUMMARY February 2022

#### Building Division

Summary of building permits by year

Building Permits	2018	2019	2020	2021	2022 (YTD)	February
Total permits	879	1,111	1,728	1,716	129	66
Commercial/ industrial permits	8	52	62	22	5	4
New home permits	313	364	670	648	48	29
Miscellaneous permits	558	695	996	1,046	76	33
Residential building permit application and review fees	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$114,940.65	\$51,836.40
Total building department receipts	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$1,361,451.71	\$698,906.62

#### 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**


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(2021) Month Approved	Project	Square Footage	Building Valuation	Status
February	Seppanen Building	7,250	572,254	Closed
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

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


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## Approved & Under Construction Commercial Tenant Improvement

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing -2 <sup>nd</sup> Floor Office	5,000	803,250	Issued

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**2020 Approved and Under Construction Commercial Tenant Improvement: 1 project**


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(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Ridgefield Treatment Plant Odor Control	0	240,000	Issued

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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	Closed
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 –Verizon Wireless Facility Modification	0	25,000	Closed
November	Camp Bow Wow	24	5,327	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 & Under Construction Commercial Tenant Improvement: 24 projects**

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
January	BevRidge Public   Pioneer Village Bldg 5 (TI)	2,500	306,800	Issued
February	Studio C Salon   Pioneer Village Bldg 9 (TI)	1,665	204,321	Issued
February	Chiro One   Pioneer Village Bldg 4 (TI)	2,438	299,191	Issued
February	Kemper Grove Ph 2 Monument Sign	15	10,000	Issued
February	Studio C Salon Wall Sign	42	4,000	Issued

**2022 Approved and Under Construction Commercial Tenant Improvement: 5 projects**

## Pending permits

Type of permit	Total
Home Permits pending	71
Commercial/industrial pending	12
Commercial Tenant Improvement	17
Miscellaneous pending	44
<b>Grand total for all pending permits</b>	<b>144</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	98	104
Seven Wells Ph 4	43	43
Taverner Ridge Ph 5	1	10
Taverner Ridge Ph 8	54	54
Taverner Ridge Ph 9	9	9
Taverner Ridge Ph 10	45	45
Cedar Creek	31	31
Cloverhill Ph 2	70	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	60	65
Cloverhill Ph 7	33	37
Cloverhill Ph 8	17	55
Hillhurst Highlands	79	79
Royal View	22	27
Royal Terrace	28	32
Royal Terrace 2	14	16
Pioneer East	146	148
Greely Farms Ph 1	95	96
Greely Farms Ph 2A	1	89
Union Ridge Ranch	66	67
Union Ridge Ranch Ph 2	10	13
The Crossing Ph 1	35	36
The Crossing Ph 2	48	52
The Crossing Ph 3	17	45

Kemper Loop	52	53
McCormick Creek Ph 1	53	89
McCormick Creek Ph 2	30	42
Magnolia Heights	12	12
Urban Downs	26	27
Viewridge Hollow	36	43
Eagle Ridge Estates	12	23
Zephyr Point	6	7

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Clark College Boschma Farms</b> (PLZ-21-0131)	70,000 sf advanced manufacturing center	10 ac	7000 Pioneer St	January 25	Complete
<b>RHS Voc Ed Building</b> (PLZ-22-0004)	22,000 sf two-story building with gen ed classrooms and voc ed (metals program) space	32.1 ac	2630 S Hillhurst Rd	January 25	Complete
<b>Les Schwab Tire Center</b> (PLZ-22-0028)	9,500 sf tire retail and service center	1.37 ac	4801 S 3 <sup>rd</sup> Way	February 22	February 22 conference

### Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Gee Creek Stabilization</b> (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
<b>Greear Petition to Annex</b> (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
<b>Holsinger Mixed Use Final Site Plan</b> (PLZ-19-0057) Final Site Plan	Final site plan for mixed residential, commercial, and office development	14 ac	536 S Royle Rd	Comments sent May 13, 2019	On hold pending further site development
<b>RSD New Elementary School</b> (PLZ-19-0116) Final Site Plan	Final site plan for a new elementary school and associated site improvements	27.36 ac	7025 N 10 <sup>th</sup> St	Submitted Oct 24, 2019	On hold pending further site development
<b>Fell Petition to Annex</b> (PLZ-19-0141)	Annex 10 acres on 2 parcels in the Gee	10 ac	2557 S 15 <sup>th</sup> St	Declaration of Petition to	On hold

Petition to Annex	Creek Plateau Subarea			Annex updated May 6	
<b>Energy Electric Final Short Plat</b> (PLZ-20-0021)	Final short plat for eight lots	7.17 ac	27208 NE 10 <sup>th</sup> Ave	NOD Feb 25	Approved with conditions
<b>Energy Land Lot 2 Site Plan</b> (PLZ-21-0062) Basic Site Plan	Industrial building	0.41 ac	27150 NE 10 <sup>th</sup> Ave	Off hold Feb 25	Under review
<b>Tri-Mountain Industrial Park</b> (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 <sup>th</sup> Ave	Off hold Feb 25	Under review
<b>Kemper Grove Phase 2 Final Plat</b> (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 Feb 10	Approved with conditions
<b>Eagle Ridge Lots 8 &amp; 9</b> (PLZ-21-0101) Boundary Line Adjustment	BLA between two single-family residential lots	0.21 ac	2536 & 2542 S White Salmon Dr	Comment period ends Mar 1	In public comment period
<b>Journey's Edge</b> (PLZ-21-0102) Final Short Plat	Final short plat for 6 single-family residential lots	2.45 ac	279 N 20 <sup>th</sup> Pl	NOD Feb 10	Approved with conditions
<b>Energy Land Short Plat PDR</b> (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 <sup>th</sup> Ave	NOD Feb 1	Approved with conditions
<b>Kirkland Senior Living</b> (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	Resubmitta 1 Feb 28	Under review
<b>Sanderling Park aka Kennedy East</b> (PLZ-21-0112) Type II PDR	Modify townhome lot layout of Kennedy Farms East Phase 3	89.65 ac	23117 & 23115 NW Hillhurst Rd	NOD Feb 17	Approved with conditions
<b>Urban Downs Phase 2 SEPA</b> (PLZ-21-0124)	SEPA for early grading	33.49 ac	26603 NE 10 <sup>th</sup> Ave	Final DNS Feb 10	Complete
<b>Studio C Sign Permit</b> (PLZ-21-0132)	One illuminated building mounted sign	N/A	4320 S Settler Dr	NOD Feb 22	Approved with conditions
<b>Eagle Ridge Estates Lot 8 Adjustment</b> (PLZ-22-0005) Administrative Adjustment	Reduce lot width	0.11 ac	2536 S White Salmon Dr	Comment period ends Mar 1	In public comment period
<b>Eagle Ridge Estates Lots 12 &amp; 13 Adjustment</b> (PLZ-22-0006-0007) Administrative	Reduce setback along Pioneer Street	0.31 ac	2400 S Eagle Ridge Dr, 2512 S Cache Dr	Comment period ends Mar 8	In public comment period

Adjustment					
<b>Holsinger Commercial PDR</b> (PLZ-22-0008) Type II Post Decision Review	Change commercial portion of Holsinger Mixed Use Master Plan from two buildings totaling 21,000 sf to one, 17,000-sf buildings	1.51 ac	536 S Royle Rd	NOD Feb 15	Approved with conditions
<b>Sanderling Park Phase 1 Final Plat</b> (PLZ-22-0010)	Final plat for 46 single-family detached lots	11.54 ac	NW Hillhurst Rd	1 <sup>st</sup> review Feb 4	Awaiting resubmittal
<b>Kemper Grove Phase 4 &amp; 5 Final Plat</b> (PLZ-22-0011)	Final plat for 34 single-family detached lots	10 ac	2834 N Smythe Rd, 588 N 32 <sup>nd</sup> Ct	1 <sup>st</sup> review Feb 17	Awaiting resubmittal
<b>Wind River Short Plat</b> (PLZ-22-0012-0015) Short Plat, SEPA w/Archaeological Predetermination, Critical Areas	Preliminary short plat for 9 single-family detached residential and duplex lots	5.71 ac	2401, 2403 S Wind River Way	Technically incomplete Mar 1	Awaiting resubmittal
<b>Kemper Grove Monument Sign</b> (PLZ-22-0016)	One freestanding subdivision entry sign	N/A	2834 N Smythe Rd	NOD Feb 15	Approved with conditions
<b>Ridgefield Heights Phase 1&amp;2 Final Plat</b> (PLZ-22-0017)	Final plat for 188 single-family residential lots	28.6 ac	26315 NW 51 <sup>st</sup> Ave	Submitted Feb 14	Under review
<b>Greely Farms Phase 2B Preliminary PUD</b> (PLZ-22-0018-0021)	Preliminary PUD for 57 single-family residential lots	19 ac	NE 10 <sup>th</sup> Ave	Submitted Feb 8	Under review
<b>Laspa-Reel Final Short Plat</b> (PLZ-22-0023)	Final short plat for two single-family residential lots	0.75 ac	928 N Main Ave	Resubmittal Feb 24	Under review
<b>Urban Downs Phase 2 Preliminary PUD</b> (PLZ-22-0024-0027)	Preliminary PUD for 151 lots in the RLD-6 zone	33.49 ac	26603 NE 10 <sup>th</sup> Ave	Submitted Feb 9	Under review
<b>Discovery Ridge Phase 2A Lot 12&amp;18 BLA</b> (PLZ-22-0029)	BLA between two commercial lots	12.55 ac	S 47 <sup>th</sup> Ave/S 3 <sup>rd</sup> Way	Submitted Feb 8	Under review
<b>Riverview Bank Sign</b> (PLZ-22-0031)	Three illuminated building mounted signs	N/A	4405 S Settler Dr	Submitted Feb 16	Under review
<b>The Crossing PH2 Lot 24 Administrative Adjustment</b> (PLZ-22-0032)	Reduce rear setback	0.05 ac	202 S 69 <sup>th</sup> Pl	Submitted Feb 23	Under review

## Engineering Division

### Projects under review

Name	Description	Size	Location	Status
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<b>Discover Ridge Lots 8-10</b>	Commercial	1.7 Acres 3 Lots	S 47 <sup>th</sup> Ave	2 <sup>nd</sup> Engineering Review Complete
<b>Kemper Grove Ph 3</b>	Residential Development	68 Lots	N 30 <sup>th</sup> Ave (Smythe Road)	1 <sup>st</sup> Engineering Review Complete
<b>Greely Acres Ph 3A</b>	Residential Development	79 Lots	N 85 <sup>th</sup> Ave	5 <sup>th</sup> Engineering Review Underway
<b>Vista Ridge Engineering</b>	Residential Development	40 Lots	S Hillhurst Road	2 <sup>nd</sup> Engineering Review Complete
<b>35<sup>th</sup> Place Grading</b>	Offsite Improvements for Ridgefield Heights	NA	35 <sup>th</sup> Place	2 <sup>nd</sup> Grading Review Complete
<b>Tri-Mountain Site Plan</b>	Commercial Development	0.8 Acres	S 85 <sup>th</sup> Ave	Ready for ENG Approval, waiting on site plan approval.
<b>Greely Acres Ph 3B</b>	Residential Development	99 Lots	NE 10 <sup>th</sup> Ave	1 <sup>st</sup> Engineering Review Complete
<b>Ridgefield Food Carts</b>	Onsite Improvements	1 Acres	N 1 <sup>st</sup> Cir	2nd Engineering Review Underway
<b>Ridgefield Height Ph 3-5</b>	Residential Development	19.2 Acres	S 4 <sup>th</sup> Way	1st Engineering Review Complete
<b>Ridgefield Crossing Lot 2</b>	Commercial	1 Acres	S 65 <sup>th</sup> Ave	1st Engineering Review Underway

## Projects under construction

Name	Description	Size	Location	Status
<b>Kemper Grove 2</b>	Residential	36	N 32 Ave	Grading
<b>Discovery Ridge</b>	Commercial Development	8.91 acers	45 <sup>th</sup> and Pioneer	Pipe/paving
<b>Discovery Ridge Phase 2</b>	Commercial		Pioneer St	Punch list
<b>Seton Subdivision Phase 2,3</b>	Residential		N 10 St	Punch list
<b>Holsinger</b>	Commercial/Residential	14 Acres	Royle Rd	Complete
<b>Ridgefield Crossing</b>	Commercial/Residential		Pioneer St	Under Construction



<b>Cloverhill Ph 3</b>	Residential Subdivision	63 Lots	45th Ave	Complete
<b>Pioneer Village</b>	Commercial Development	300 Apartments	Pioneer St	Punch list
<b>Rail Overpass Project-Phase III</b>	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Complete
<b>Taverner Ridge Ph 5</b>	Residential Development	10 Lots	S. Lake River Drive	Complete
<b>7 Eleven</b>	Commercial		Pioneer St	Complete
<b>Cloverhill Ph 2</b>	Residential Subdivision	139 lots	Royle Rd	Complete
<b>Refuge park</b>	Capital Project		Hillhurst Rd	Design
<b>Greely Farms Ph 2A</b>	Residential Subdivision	53 lots	10 <sup>th</sup> Ave	Grading
<b>Kemper Grove Phase 3,4,5,</b>	Residential Subdivision		N 30 <sup>th</sup> Drive	Punch list
<b>Zephyr Point</b>	Residential Subdivision		Hillhurst Dr	Punch list
<b>Greely Farms Ph 2A</b>	Residential Subdivision	40 lots	NE 279 <sup>th</sup> St	Grading
<b>Ridgefield Heights</b>	Residential Subdivision		Burtsinger Rd	Grading
<b>Tri Mt Industrial Park</b>	Commercial		Off NE 10 <sup>th</sup> Ave	Grading
<b>Kennedy Farms East</b>	Residential Sub		Hillhurst Rd	Grading