



COMMUNITY DEVELOPMENT DEPARTMENT

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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

(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

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	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
Grand total for all pending permits	144

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
Clark College Boschma Farms (PLZ-21-0131)	70,000 sf advanced manufacturing center	10 ac	7000 Pioneer St	January 25	Complete
RHS Voc Ed Building (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
Les Schwab Tire Center (PLZ-22-0028)	9,500 sf tire retail and service center	1.37 ac	4801 S 3 rd Way	February 22	February 22 conference

Projects under review

Name	Description	Size	Location	Key dates	Status
Gee Creek Stabilization (PLZ-18-0019)	Permanent bank stabilization following temporary emergency action	N/A	Gee Creek @ Abrams Park	Submitted Feb 09, 2018	On hold
CAR, Shoreline Substantial Development Permit	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
Greear Petition to Annex (PLZ-19-0003)	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
Petition to Annex					
Holsinger Mixed Use Final Site Plan (PLZ-19-0057)	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
Final Site Plan					
RSD New Elementary School (PLZ-19-0116)	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
Final Site Plan					
Fell Petition to Annex (PLZ-19-0141)	Annex 10 acres on 2 parcels in the Gee	10 ac	2557 S 15 th St	Declaration of Petition to	On hold

Petition to Annex	Creek Plateau Subarea			Annex updated May 6
Energy Electric Final Short Plat (PLZ-20-0021)	Final short plat for eight lots	7.17 ac	27208 NE 10 th Ave	NOD Feb 25 Approved with conditions
Energy Land Lot 2 Site Plan (PLZ-21-0062) Basic Site Plan	Industrial building	0.41 ac	27150 NE 10 th Ave	Off hold Feb 25 Under review
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	Off hold Feb 25 Under review
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 Feb 10 Approved with conditions
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	Comment period ends Mar 1 In public comment period
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	NOD Feb 10 Approved with conditions
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	NOD Feb 1 Approved with conditions
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	Resubmittal Feb 28 Under review
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	NOD Feb 17 Approved with conditions
Urban Downs Phase 2 SEPA (PLZ-21-0124)	SEPA for early grading	33.49 ac	26603 NE 10 th Ave	Final DNS Feb 10 Complete
Studio C Sign Permit (PLZ-21-0132)	One illuminated building mounted sign	N/A	4320 S Settler Dr	NOD Feb 22 Approved with conditions
Eagle Ridge Estates Lot 8 Adjustment (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
Eagle Ridge Estates Lots 12 & 13 Adjustment (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					
Holsinger Commercial PDR (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
Sanderling Park Phase 1 Final Plat (PLZ-22-0010)	Final plat for 46 single-family detached lots	11.54 ac	NW Hillhurst Rd	1 st review Feb 4	Awaiting resubmittal
Kemper Grove Phase 4 & 5 Final Plat (PLZ-22-0011)	Final plat for 34 single-family detached lots	10 ac	2834 N Smythe Rd, 588 N 32 nd Ct	1 st review Feb 17	Awaiting resubmittal
Wind River Short Plat (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
Kemper Grove Monument Sign (PLZ-22-0016)	One freestanding subdivision entry sign	N/A	2834 N Smythe Rd	NOD Feb 15	Approved with conditions
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	Submitted Feb 14	Under review
Greely Farms Phase 2B Preliminary PUD (PLZ-22-0018-0021)	Preliminary PUD for 57 single-family residential lots	19 ac	NE 10 th Ave	Submitted Feb 8	Under review
Laspa-Reel Final Short Plat (PLZ-22-0023)	Final short plat for two single-family residential lots	0.75 ac	928 N Main Ave	Resubmittal 1 Feb 24	Under review
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	Submitted Feb 9	Under review
Discovery Ridge Phase 2A Lot 12&18 BLA (PLZ-22-0029)	BLA between two commercial lots	12.55 ac	S 47 th Ave/S 3 rd Way	Submitted Feb 8	Under review
Riverview Bank Sign (PLZ-22-0031)	Three illuminated building mounted signs	N/A	4405 S Settler Dr	Submitted Feb 16	Under review
The Crossing PH2 Lot 24 Administrative Adjustment (PLZ-22-0032)	Reduce rear setback	0.05 ac	202 S 69 th Pl	Submitted Feb 23	Under review

Engineering Division

Projects under review

Name	Description	Size	Location	Status
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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 3A	Residential Development	79 Lots	N 85 th Ave	5 th Engineering Review Underway
Vista Ridge Engineering	Residential Development	40 Lots	S Hillhurst Road	2 nd Engineering Review Complete
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	Ready for ENG Approval, waiting on site plan approval.
Greely Acres Ph 3B	Residential Development	99 Lots	NE 10 th Ave	1 st Engineering Review Complete
Ridgefield Food Carts	Onsite Improvements	1 Acres	N 1 st Cir	2nd Engineering Review Underway
Ridgefield Height Ph 3-5	Residential Development	19.2 Acres	S 4 th Way	1st Engineering Review Complete
Ridgefield Crossing Lot 2	Commercial	1 Acres	S 65 th Ave	1st Engineering Review Underway

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