



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY January 2023

#### Building Division

##### Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	January
Total permits	1,111	1,728	1,716	871	24	24
Commercial/ industrial permits	52	62	22	30	2	2
New home permits	364	670	648	361	4	4
Miscellaneous permits	695	996	1,046	480	18	18
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	17,892.60	17,892.60
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	151,289.71	151,289.71

#### 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	Expired
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	Closed
July	Greely Farms Ph 1 – Picnic Shelter #1	240	41,364	Closed
July	Greely Farms Ph 1 – Picnic Shelter #2	240	41,364	Closed
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	Closed

#### 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 <sup>nd</sup> Floor Office	5,000	803,250	Expired

#### 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	Closed
November	Trademark Plumbing   Mezzanine	1,754	147,529	Expired
November	Trademark Plumbing   Lean to Addition	2,792	180,559	Expired
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	FDM Development Suites   The Bluffs Bldg 1	2,124	398,123	Issued
November	CAS   Tri Mountain Bldg 6	1,150	215,556	Closed
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: 14 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

#### 2023 Approved & Under Construction Commercial Tenant Improvement: 2 projects

### Pending permits

Type of permit	Total
Home Permits pending	46
Commercial/industrial pending	9

Commercial Tenant Improvement	8
Miscellaneous pending	71
<b>Grand total for all pending permits</b>	<b>134</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	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	55	55
Royal View	24	27
Royal Terrace	31	32
Royal Terrace 2	16	16
Greely Farms Ph 2A	55	89
Union Ridge Ranch	67	67
Union Ridge Ranch Ph 2	13	13
The Crossing Ph 1	35	36
The Crossing Ph 2	52	52
Kemper Grove Ph 2	46	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	9	105
Laspa Short Plat	1	2

# Planning Division

## Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Holsinger Warehouse (PLZ-22-0143)</b>	3 warehouse buildings in E zone with EMOU	1.48 ac	214025000	Dec 13 <sup>th</sup>	Notes Issued Jan 3rd
<b>YMCA (PLZ-22-0146)</b>	YMCA		213961000	Jan 10 <sup>th</sup>	Notes issued Jan 24th
<b>Magnum Power (PLZ-22-0147)</b>	Light Industrial building	4 ac	212790000, 213973000	Dec 29th	Notes issued Jan 24th
<b>Prairie Electric Yard Expansion (PLZ-23-0001)</b>	Construct a light industrial building	20.04 ac	214193000	Jan 24th	Under Review
<b>Franz-Ridgefield (PLZ-23-0008)</b>	Short Plat and Site Plan for Franz business	30.11 ac	212769000	Feb 14 <sup>th</sup>	Under Review

## Projects under review

Name	Description	Size	Location	Key dates	Status
<b>Nye PUD (PLZ-22-0054-0057)</b>	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
Preliminary PUD, SEPA, Critical Areas,					
<b>Paradise Found PDR (PLZ-22-0058)</b>	Post Decision Review to modify lot size and change from cottage housing to SFR	108.11 ac	28216 NW 31 <sup>st</sup> Ave	Incomplete Aug 9 <sup>th</sup>	Awaiting resubmittal
<b>Ridgefield Farm PUD (PLZ-22-0088)</b>	Divide 6.09 Acres into 18 single-family in RLD-4 zone	6.09 ac	233 S 21 <sup>st</sup> Place	Technically Complete Dec 27th	Under review – Hearing Feb 21 <sup>st</sup>
<b>Jubilee Tea House Sign (PLZ-22-0100)</b>	Adhere Vinyl lettering to building	0.2 ac	321 N 3 <sup>rd</sup> Ave	Incomplete Aug 10 <sup>th</sup>	Awaiting resubmittal
<b>NW 24th Avenue Petition to Annex (PLZ-22-0145)</b>	Annex parcels 986027991, 215613000, 215612000	35.4 ac	24311 NW 24 <sup>th</sup> Ave	Submitted Nov 16 <sup>th</sup>	Accepted
<b>Cloverhill Phase 10 Post Decision (PLZ-33-0111)</b>	Reduce phase 10 from 9 lots to 4 lots	3.87 ac	No address - 986047335	Incomplete Sept 26 <sup>th</sup>	Awaiting resubmittal
<b>Ridgefield Gateway (PLZ-22-0114-0119)</b>	Plat & Site Plan	5.37 ac	Pioneer/I=5	Technically Complete Dec 13th	NOD issued Jan 25 <sup>th</sup>
<b>Cloverhill Phase 3B (PLZ-22-0133)</b>	Type III Post Decision Increase lots from 47 to 58	14.85 ac	2067 S Royle Rd	Submitted Nov 15 <sup>th</sup>	Awaiting resubmittal

<b>RSD New Elementary School Final Site Plan (PLZ-19-0116)</b>	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 <sup>th</sup>	Under Review
<b>Gee Creek Emergency SHL (PLZ-22-0144)</b>	Shoreline Exemption	15 ac	400 N ABRAMS PARK RD	Technically Complete Dec 8th	NOD issued Jan 3 <sup>rd</sup>
<b>RIC Ross TI Fence SPR (PLZ-22-0142)</b>	Site Plan	38.81 ac	7001 S Union Ridge Parkway	Submitted Nov 15 <sup>th</sup>	Complete Jan 5th
<b>Pioneer Village Ph 2 Final Binding Site Plan (PLZ-22-0123)</b>	Final Binding Site Plan	2.95 ac	4405 S SETTLER DR	3 <sup>rd</sup> review submitted Dec 13 <sup>th</sup>	At Mylar
<b>Clark College Advanced Manufacturing Center Site Plan (PLZ-22-0157-0159)</b>	Site Plan, Critical Areas, Administrative Adjustment	9.76 ac	7000 Pioneer Street	Submitted Dec 16 <sup>th</sup>	Under Review
<b>Clark College Advanced Manufacturing Center SEPA (PLZ-22-0153-0154)</b>	SEPA, Archaeological Predetermination	9.76 ac	7000 Pioneer Street	Submitted Dec 8 <sup>th</sup>	Under Review
<b>Waterfront Short Plat and aka Miller's Landing Short Plat (PLZ-22-0152)</b>	Short Plat, Shoreline, Critical Areas, SEPA, Arch		111 W Division St	Submitted Dec 2 <sup>nd</sup>	On hold per applicant's request
<b>Costco @ Union Ridge Town Center (PLZ-22-0136-0140)</b>	Site Plan, SEPA w/ archaeological predetermination, critical areas, administrative adjustment		NW of Pioneer/I-5 junction	Submitted Nov 10 <sup>th</sup>	Under Review
<b>Rose Estates Final Short Plat (PLZ-22-0161)</b>	Final Short Plat	2.62 ac	3600 Pioneer St	Submitted Dec 22 <sup>nd</sup>	Under Review
<b>Carts by the Park Temporary Use Extension (PLZ-22-0160)</b>	Temporary Use	0.11 ac	219 Pioneer St	Submitted Dec 22 <sup>nd</sup>	NOD issued Jan 18 <sup>th</sup>
<b>Kemper Grove Phase 3 Final Plat</b>	Final Plat	9.14 ac	2834 N Smythe Rd	Submitted Nov 15 <sup>th</sup>	Under Review
<b>T-Mobile Generator (PLZ-23-0004)</b>	Site Plan	0.8 ac	5617 S 6th Way	Submitted Jan 25 <sup>th</sup>	Under Review
<b>Sanderling Park Director Interpretation (PLZ-23-0007)</b>	Director Interpretation		Sanderling Park Lots 14,15,30,41,44,45	Submitted Jan 25 <sup>th</sup>	Under Review
<b>PacTrust Ridgfield (PLZ-23-0002)</b>	Site Plan, SEPA, Critical Areas , Arch	42 ac	986061644, 986061643	Submitted Jan 25 <sup>th</sup>	Under Review

# Engineering Division

## Projects under review

Name	Description	Size	Location	Status
<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>Ridgefield Food Carts</b>	Onsite Improvements	1 Acres	N 1 <sup>st</sup> Cir	3rd Engineering Review Complete
<b>Tri-Mountain Station Early Water</b>	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	2nd Early utility Review complete
<b>Greely Phase 2B Engineering</b>	Residential Development	9.14 Acres	N 10 <sup>th</sup> St	1 <sup>st</sup> Review complete
<b>Greely Phase 2C Grading</b>	Residential Development	911.46 Acres	N 10 <sup>th</sup> St	1 <sup>st</sup> Review Complete
<b>Specht offsite trailer Parking</b>	Commercial Development	2.1 Acres	S 5th <sup>th</sup> St	3rd Review Underway
<b>Sanderling Ph3</b>	Residential Development	2.1 Acres	Hillhurst Rd	Complete
<b>Sanderling Ph2A</b>	Residential Development	3.7 Acres	Hillhurst Rd	3rd Review Underway
<b>Sanderling Ph 2B</b>	Residential Development	1.1 Acres	Hillhurst Rd	2 <sup>nd</sup> Review Underway
<b>Tri-Mountain Station Early Storm and Frontage</b>	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	1 <sup>st</sup> Review complete
<b>Crusan Dental Grading</b>	Commercial Development	2 Acres	Pioneer St	Complete
<b>Crusan Dental Engineering</b>	Commercial Development	2 Acres	Pioneer St	1 <sup>st</sup> Review Underway
<b>Les Schwab</b>	Commercial Development	1 Acres	S 3 <sup>rd</sup> Way	1 <sup>st</sup> Review Underway

## Projects under construction

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

<b>Refuge Park</b>	Capital Project		Hillhurst Rd	Design
<b>Kemper Grove Phase 2,4,5,</b>	Residential Subdivision		N 30 <sup>th</sup> Drive	Complete
<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	Complete
<b>Ridgefield Heights</b>	Residential Subdivision		Burtsinger Rd	Punchlist
<b>Kennedy Farms East</b>	Residential Sub		Hillhurst Rd	Utilities
<b>Greely Farms Ph 3A</b>	Residential Subdivision		NE 279 <sup>th</sup> St	Utility Work
<b>Ridgefield Gateway</b>	Commercial		Pioneer St	Grading
<b>Tractor Supply</b>	Commercial		S 65 <sup>th</sup> Ave	Utilities
<b>Ridgefield Crossing Lot 2</b>	Commercial		Pioneer St	Utilities