



## COMMUNITY DEVELOPMENT DEPARTMENT

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### DEVELOPMENT SUMMARY June 2022

#### Building Division

Summary of building permits by year

Building Permits	2018	2019	2020	2021	2022 (YTD)	June
Total permits	879	1,111	1,728	1,716	519	68
Commercial/ industrial permits	8	52	62	22	19	1
New home permits	313	364	670	648	229	23
Miscellaneous permits	558	695	996	1,046	271	44
Residential building permit application and review fees	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$755,967.70	\$123,207.15
Total building department receipts	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$5,709,048.52	765,869.97

#### 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**

<b>(2021) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	Issued
April	Legacy Trails Apartments – Bldg I	24,550	2,768,258	Issued
May	Legacy Trails Apartments –Bldg G	24,530	2,768,258	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: 13 projects**

<b>(2022) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
April	Pioneer Village Bldg 14 (Shell Only)	3,574	394,176.46	Issued
May	Tri-Mountain Industrial Park Bldg 4	4,984	549,222.40	Issued
May	Tri-Mountain Industrial Park Bldg 5	4,984	549,222.40	Issued
May	Tri-Mountain Industrial Park Bldg 6	4,984	549,222.40	Issued
May	Tri-Mountain Industrial Park Bldg 7	4,984	549,222.40	Issued
May	Tri-Mountain Industrial Park Bldg 8	4,984	549,222.40	Issued
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311.04	Issued
June	Ridgefield Heights Lift Station	0	5,508.96	Issued

**2022 Approved and Under Construction Commercial and Industrial Building: 8 project****Approved & Under Construction Commercial Tenant Improvement**

<b>(2020) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
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December	Trademark Plumbing -2 <sup>nd</sup> Floor Office	5,000	803,250	Issued
<b>2020 Approved and Under Construction Commercial Tenant Improvement: 1 project</b>				
<b>(2021) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
February	Pioneer Village – 2 Free Standing Pylon Signs	200	136,396	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
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	Fiberglass Systems Shop   Bridge Crane	0	110,000	Issued
September	BevRidge Public Sign   PV Bldg 5	63	5,200	Issued
September	Prairie Electric Signs	95	36,000	Closed
October	Ridgefield Industrial Center   Trash Enclosures	0	64,000	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   Pioneer Village Bldg 9 (TI)	2,287	280,661	Issued
<b>2021 Approved &amp; Under Construction Commercial Tenant Improvement: 16 projects</b>				
<b>(2022) Month Approved</b>	<b>Project</b>	<b>Square Footage</b>	<b>Building Valuation</b>	<b>Status</b>
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
March	Riverview Bank Sign	109	3,000	Issued
March	Tri-Mountain Plaza – Bldg A Re-roof	0	73,150	Issued
March	Tri-Mountain Plaza – Bldg B Re-roof	0	44,465	Issued
March	Hallstrom Home   Pioneer Village Bldg 9 (TI)	1,678	205,924	Issued
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311	Issued
May	Carts By The Park Cover	768	37,471	Issued
May	Pioneer Nails & Spa Sign	37	5,000	Closed

May	ARCO AMPM Sign	26	5,000	Issued
May	Neighborhood Refuge Outdoor Food Pavilion	1,408	84,311	Issued
June	Gordon Truck Centers	0	100,273	Issued
June	Wisdom Ridge North Bldg   RSD T3	9,872	1,777,849	Issued
June	Copper Bell Bookstore   Pioneer Village Bldg 5	1,393	122,807	Issued
<b>2022 Approved and Under Construction Commercial Tenant Improvement: 15 projects</b>				

## Pending permits

Type of permit	Total
Home Permits pending	87
Commercial/industrial pending	14
Commercial Tenant Improvement	12
Miscellaneous pending	27
<b>Grand total for all pending permits</b>	<b>140</b>

## Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	101	104
Taverner Ridge Ph 5	3	10
Cloverhill Ph 2	72	75
Cloverhill Ph 3A	33	34
Cloverhill Ph 4	61	65
Cloverhill Ph 7	33	37
Cloverhill Ph 8	41	55
Royal View	22	27
Royal Terrace	29	32
Royal Terrace 2	14	16
Greely Farms Ph 1	96	96
Greely Farms Ph 2A	30	89
Union Ridge Ranch	66	67
Union Ridge Ranch Ph 2	12	13
The Crossing Ph 1	35	36
The Crossing Ph 2	52	52
The Crossing Ph 3	45	45

Kemper Loop	53	53
Kemper Grove Ph 2	28	48
McCormick Creek Ph 1	53	89
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	6	31
Eagle Ridge Estates	19	23
Zephyr Point	6	7

## Planning Division

### Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
<b>Keller Supply Expansion</b> (PLZ-22-0078)	63,000 sf building addition, 42 parking stalls, 20 docks, 4 drive-in doors and storage yard	3.65 ac	1290 N 65 <sup>th</sup> Ave	June 28	Staff Report Issued
<b>PacTrust – Lahti Industrial Development</b> (PLZ-22-0080)	4 Industrial Buildings (292,500 sf total) located on approx. 44 acres of the 76.76 acres site	76.76 ac	5145 Pioneer St	June 28	Staff Report Issued
<b>McDonald's Ridgefield</b> (PLZ-22-0086)	McDonalds (4500sf) with new drive-thru and dine-in restaurant	2.35 ac	8307 Pioneer St	June 28	Under Review
<b>Clark College Advanced Manufacturing Center</b> (PLZ-22-0094)	Develop 5 acres of the Clark College site to build Advanced Manufacturing Center (AMC) and parking for 200+ vehicles	10 ac	7000 Pioneer St	July 12	Scheduled

### 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 for a new elementary school and	27.36 ac	7025 N 10 <sup>th</sup> St	Submitted Oct 24, 2019	On hold pending further site

Final Site Plan	associated site improvements				development
<b>Fell Petition to Annex</b> (PLZ-19-0141) Petition to Annex	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 <sup>th</sup> St	Declaration of Petition to Annex updated May 6	On hold
<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	Incomplete June 6	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	End of comment period June 1	Notice of Decision pending
<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	2 <sup>nd</sup> Review Comments Sent June 28	Awaiting resubmittal
<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	Technically complete May 18	Final Order Pending
<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	Technically incomplete May 19	Awaiting resubmittal
<b>Greely Farms Phase 2C Preliminary PUD</b> (PLZ-22-0036-0039)	Preliminary PUD for 23 lots in Greely Farms	11 ac	NE 10 <sup>th</sup> Ave	Technically complete May 18	Final Order Pending
<b>RHS Voc Ed Building</b> (PLZ-22-0041-0042) Site Plan and Administrative Adjustment	22,800 sf voc ed and classroom building on the RHS campus	32.1 ac	2630 S Hillhurst Rd	NOD June 10	Approved with conditions
<b>Tractor Supply</b> (PLZ-22-0046-0047) Site Plan and BLA	21,930 sf retail building plus outdoor display and sales	3.4 ac	S 65 <sup>th</sup> Ave	Technically complete June 28	Under review
<b>Nye PUD</b> (PLZ-22-0054-0057) Preliminary PUD, SEPA, Critical Areas,	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51 <sup>st</sup>	Technically incomplete May 6	Awaiting resubmittal
<b>Paradise Found PDR</b> (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 <sup>st</sup> Ave	Submitted Apr 5	Under review
<b>Sanderling Park Phase 2 PDR</b> (PLZ-22-0060) Type I PDR	Post Decision Review to modify internal street layout and subdivision phasing for the Sanderling Park Subdivision	4.76 ac	23117 & 23115 NW Hillhurst Rd	Technically Complete June 22	Under review
<b>Rose two-lot Short Plat</b> (PLZ-22-0065)	Divide 1 parcel into two lots	2.62 ac	3600 Pioneer St	Incomplete June 9	Awaiting resubmittal
<b>Cloverhill Ph 2 Lot 110 ADU</b> (PLZ-22-0074)	Type II ADU	0.17 ac	4110 S Winery Cir	Technically Complete May 26	Under review
<b>Kemper Grove PUD</b>	Add one lot to Phase 3	2.85 ac	30 <sup>th</sup> Drive &	NOD June 21	Approved with

<b>Post Decision</b> (PLZ-22-0081)	of Kemper Grove PUD		Pioneer Canyon Drive		conditions
<b>Eagle Ridge PUD Lots 6 &amp; 7 Boundary Line Adjustment</b> (PLZ-22-0082)	BLA between lots 6 & 7 of Eagle Ridge Estates	0.21 ac	2523 S White Salmon Dr	NOD Jun 6	Approved with conditions
<b>Chiro one Sign/Pioneer Village Building 4</b> (PLZ-22-0083)	Install 3 illuminated fascia signs on east, west and north elevations	0.17 ac	4318 S Settler Drive	Submitted June 6	Under review
<b>Birds and Beans Sign</b> (PLZ-22-0085)	Fascia Sign on the east elevation of the building	8.56 ac	510 Pioneer Street	Submitted June 3	Under review
<b>TLC Towing Site Plan</b> (PLZ-22-0087)	New office/shop building and associated parking areas	2.29 ac	1300 block of Timm Road	Submitted June 10	Under review
<b>Ridgefield Farm PUD</b> (PLZ-22-0088)	Divide 6.09 Acres into 18 single-family in RLD-4 zone	6.09 ac	233 S 21 <sup>st</sup> Place	Submitted June 16	Under review
<b>Overlook Park Splash Pad</b> (PLZ-22-0093)	Parking repairs and safety repairs	2 ac	487 S 56th Place	Submitted June 23	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>Kemper Grove Ph 3</b>	Residential Development	68 Lots	N 30 <sup>th</sup> Ave (Smythe Road)	Complete
<b>Greely Acres Ph 3A</b>	Residential Development	79 Lots	N 85 <sup>th</sup> Ave	Complete
<b>Vista Ridge Engineering</b>	Residential Development	40 Lots	S Hillhurst Road	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	Complete
<b>Greely Acres Ph 3B</b>	Residential Development	99 Lots	NE 10 <sup>th</sup> Ave	3rd Engineering Review Complete
<b>Ridgefield Food Carts</b>	Onsite Improvements	1 Acres	N 1 <sup>st</sup> Cir	3rd Engineering Review Complete
<b>Ridgefield Height Ph 3-5</b>	Residential Development	19.2 Acres	S 4 <sup>th</sup> Way	3rd Engineering Review underway

<b>Ridgefield Crossing Lot 2</b>	Commercial	1 Acres	S 65 <sup>th</sup> Ave	2 <sup>nd</sup> Engineering Review complete
<b>Energy Electric Lot 2</b>	Commercial	.42 Acres	Ne 10th	2nd Engineering Review Underway
<b>Haarup</b>	Commercial	2.56 Acres	S 5 <sup>th</sup> St	2nd Engineering Review Underway
<b>Tri-Mountain Commercial</b>	Commercial Development	7.5 Acres	S 65 <sup>th</sup> Ave	1 <sup>st</sup> Early Utility Review Complete
<b>Ridgefield Storage and More</b>	Commercial Development	27 Acres	Timm Rd	1st Engineering Review Complete

### 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