



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

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
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

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
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

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
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December	Trademark Plumbing -2 nd Floor Office	5,000	803,250	Issued
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2020 Approved and Under Construction Commercial Tenant Improvement: 1 project

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
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

2021 Approved & Under Construction Commercial Tenant Improvement: 16 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
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

2022 Approved and Under Construction Commercial Tenant Improvement: 15 projects

Pending permits

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

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
Keller Supply Expansion (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 th Ave	June 28	Staff Report Issued
PacTrust – Lahti Industrial Development (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
McDonald's Ridgefield (PLZ-22-0086)	McDonalds (4500sf) with new drive-thru and dine-in restaurant	2.35 ac	8307 Pioneer St	June 28	Under Review
Clark College Advanced Manufacturing Center (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
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
Greegar 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
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
RSD New Elementary School (PLZ-19-0116)	Final site plan for a new elementary school and	27.36 ac	7025 N 10 th St	Submitted Oct 24, 2019	On hold pending further site

Final Site Plan	associated site improvements				development
Fell Petition to Annex (PLZ-19-0141) Petition to Annex	Annex 10 acres on 2 parcels in the Gee Creek Plateau Subarea	10 ac	2557 S 15 th St	Declaration of Petition to Annex updated May 6	On hold
Sanderling Park Phase 1 Final Plat (PLZ-22-0010)	Final plat for 46 single-family detached lots	11.54 ac	NW Hillhurst Rd	Incomplete June 6	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	End of comment period June 1	Notice of Decision pending
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	2 nd Review Comments Sent June 28	Awaiting resubmittal
Greely Farms Phase 2B Preliminary PUD (PLZ-22-0018-0021)	Preliminary PUD for 57 single-family residential lots	19 ac	NE 10 th Ave	Technically complete May 18	Final Order Pending
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	Technically incomplete May 19	Awaiting resubmittal
Greely Farms Phase 2C Preliminary PUD (PLZ-22-0036-0039)	Preliminary PUD for 23 lots in Greely Farms	11 ac	NE 10 th Ave	Technically complete May 18	Final Order Pending
RHS Voc Ed Building (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
Tractor Supply (PLZ-22-0046-0047) Site Plan and BLA	21,930 sf retail building plus outdoor display and sales	3.4 ac	S 65 th Ave	Technically complete June 28	Under review
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	Submitted Apr 5	Under review
Sanderling Park Phase 2 PDR (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
Rose two-lot Short Plat (PLZ-22-0065)	Divide 1 parcel into two lots	2.62 ac	3600 Pioneer St	Incomplete June 9	Awaiting resubmittal
Cloverhill Ph 2 Lot 110 ADU (PLZ-22-0074)	Type II ADU	0.17 ac	4110 S Winery Cir	Technically Complete May 26	Under review
Kemper Grove PUD	Add one lot to Phase 3	2.85 ac	30 th Drive &	NOD June 21	Approved with

Post Decision (PLZ-22-0081)	of Kemper Grove PUD		Pioneer Canyon Drive		conditions
Eagle Ridge PUD Lots 6 & 7 Boundary Line Adjustment (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
Chiro one Sign/Pioneer Village Building 4 (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
Birds and Beans Sign (PLZ-22-0085)	Fascia Sign on the east elevation of the building	8.56 ac	510 Pioneer Street	Submitted June 3	Under review
TLC Towing Site Plan (PLZ-22-0087)	New office/shop building and associated parking areas	2.29 ac	1300 block of Timm Road	Submitted June 10	Under review
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	Submitted June 16	Under review
Overlook Park Splash Pad (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
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)	Complete
Greely Acres Ph 3A	Residential Development	79 Lots	N 85 th Ave	Complete
Vista Ridge Engineering	Residential Development	40 Lots	S Hillhurst Road	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	Complete
Greely Acres Ph 3B	Residential Development	99 Lots	NE 10 th Ave	3rd Engineering Review Complete
Ridgefield Food Carts	Onsite Improvements	1 Acres	N 1 st Cir	3rd Engineering Review Complete
Ridgefield Height Ph 3-5	Residential Development	19.2 Acres	S 4 th Way	3rd Engineering Review underway

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

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