



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

DEVELOPMENT SUMMARY March 2021

Building Division

Summary of building permits by year

Building Permits	2017	2018	2019	2020	2021 (YTD)	March
Total permits	460	879	1111	1728	357	123
Commercial/ industrial permits	21	8	52	62	5	1
New home permits	158	313	364	670	135	45
Miscellaneous permits	281	558	695	996	217	77
Residential building permit application and review fees	\$708,726	\$1,151,708.50	\$1,269,723.00	\$2,343,979.00	\$487,015.65	\$166,805.10
Total building department receipts	\$963,669 (Sep 01- Dec 31)	\$7,778,504.30	\$11,387,271.41	\$16,157,889.45	\$4,357,109.15	\$1,299,389.76

Approved & Under Construction Commercial and Industrial Building

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing	19,540	2,150,810.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg A	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg B	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg C	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg D	24,400	2,498,804.00	Issued
December	Legacy Trails Apartments Ph 1 – Type 1 Bldg E	24,400	2,498,804.00	Issued

December	Legacy Trails Apartments Ph 1 – Community Center	3,200	489,888.00	Issued
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2019 Approved & Under Construction Commercial and Industrial Building: 7 projects

2020) Month Approved	Project	Square Footage	Building Valuation	Status
January	Rosauers Fuel Center	2,664	\$308,538.64	Issued
May	Legacy Trails Apartments Ph 2 Carport #1	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #2	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #3	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #4	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #5	720	34,776	Issued
May	Legacy Trails Apartments Ph 2 Carport #6	720	34,776	Issued
June	RSD – New Elementary School	72,618	10,839,304	Issued
August	Equip Abrams Park Well 11	0	9,081.60	Closed
September	Pioneer Village Bldg 1 – Shell Only	2,200	269,984	Issued
October	Pioneer Village Bldg 2 – Shell Only	3,423	420,071	Issued
October	Pioneer Village Bldg 4 – Shell Only	4,800	589,056	Issued
November	The Bluffs – Building 1 Shell Only	15,075	1,514,374	Issued
November	Camp Bow Wow	5,870	792,391	Issued
December	Prairie Electric Shell Only	113,444	8,800,550	Issued

2020 Approved & Under Construction Commercial and Industrial Building: 15 projects

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Port of Ridgefield Wisdom Ridge South Bldg (Shell Only)	21,600	1,226,016	Issued
February	Port of Ridgefield Wisdom Ridge North Bldg (Shell Only)	21,600	1,226,016	Issued
February	Seppanen Building	7,250	572,254	Issued

February	Legacy Trails Apartment Ph 2 – Building F	6,650	749,854	Issued
March	Pioneer Village Bldg 9 – Shell Only	5,488	673,487	Issued

2021 Approved & Under Construction Commercial and Industrial Building: 5 project

Approved & Under Construction Commercial Tenant Improvement

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
October	Old Library Inn	1,440	195,105.60	Issued
September	Ridgefield Commerce Center Childs Trucking	0	1,500	Issued

2019 Approved & Under Construction commercial tenant improvement: 2 projects

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
May	The Sportsman	0	4,800	Issued
June	Parr Lumber Company	196	28,122	Issued
June	Ridgefield Craft Brewing Taphouse	0	4,039	Issued
August	Simonds Internat'l/Panattoni Development TI (Factory & Storage)	104,060	7,005,725.14	Issued
August	Ridgefield Library TI	8,311	982,941.97	Issued
September	Mod Pizza Discovery Ridge Ph 1 Bldg 2	2,480	355,458.40	Issued
December	Trademark Plumbing -2 nd Floor Office	5,000	803,250	Issued

2020 Approved and Under Construction Commercial Tenant Improvement: 7 projects

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
January	Ridgefield Treatment Plant Odor Control	0	240,000	Issued
January	Pioneer Village Bldg 1 Starbucks	2036	286,609	Issued
February	Native Nomad Discovery Ridge Ph 1 Bldg 4	1,330	179,537	Closed
February	Mountain View Business Park	0	3,000	Closed

2021 Approved and Under Construction Commercial Tenant Improvement: 4 projects

Pending permits

Type of permit	Total
Home permits pending	213

Type of permit	Total
Commercial/industrial pending	8
Commercial Tenant Improvement	5
Miscellaneous pending	43
Grand total for all pending permits	269

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 1	78	78
Seven Wells Ph 2	51	51
Seven Wells Ph 3	96	104
Seven Wells Ph 4	43	44
Heron Ridge Ph 2	35	37
Taverner Ridge Ph 8	53	54
Taverner Ridge Ph 9	9	9
Taverner Ridge Ph 10	44	45
Taverner Ridge Ph 11	70	70
Quail Hill Ph 1	59	61
Cedar Creek	30	31
Cloverhill Ph 1	63	63
Cloverhill Ph 3A	27	34
Cloverhill Ph 4	44	65
Cloverhill Ph 7	8	37
Hillhurst Highlands	78	79
Kennedy Farm Ph 1	97	105
Kennedy Farm Ph 2	111	141
Kennedy Farm Ph 3	2	4
Royal View	13	27
Royal Terrace	15	32
Royal Terrace 2	8	16
Pioneer East	101	148
Greely Farms Ph 1	75	96
Heron Woods	44	47
Union Ridge Ranch	61	67

Teal Crest	48	63
The Crossing Ph 1	35	36
The Crossing Ph 2	13	52
Kemper Grove Ph 1	14	36
McCormick Creek Ph 1	32	89
Magnolia Heights	4	12
Urban Downs	13	27

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Lahti Property (PLZ-21-0005)	Mixed commercial, office, townhouse, and employment development	76.76 ac	5145 Pioneer St	Feb 23	Complete
Specht Union Ridge Lot 30 Master Plan Mod (PLZ-21-0009)	Change Union Ridge use designation on Lot 30 from Destination Retail/High Impact Commercial to Office/Industrial Park	50.02 ac	6547 S 5 th St	Mar 9	Complete
Guitron Car Wash (PLZ-21-0018)	Construct automatic car wash	0.65 ac	6370 N 1 st Cir	Apr 13	Apr 13 conference
Ridgefield Crossing Commercial Building (PLZ-21-0020)	7,700 sf multitenant commercial building on Ridgefield Crossing Lot 2	0.98 ac	110 S 65 th Ave	Mar 9	Complete
Crusan Property (PLZ-21-0028)	Two medical/dental office buildings	2.17 ac	5284 Pioneer St	Apr 13	Apr 13 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					
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					

Name	Description	Size	Location	Key dates	Status
RSD New Elementary School (PLZ-19-0116) Final Site Plan	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
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 pending ability to hold public hearing at City Council
Energy Electric Final Short Plat (PLZ-20-0021)	Final short plat for eight lots	7.17 ac	27208 NE 10 th Ave	Resubmitted May 04	On hold pending revisions to engineering submittal
Taverner Ridge Phase 5 (PLZ-20-0058) Final Plat	Final plat for 10 single-family detached residential lots	9.51 ac	S Lake River Ter.	2 nd review Mar 23	Council date to be scheduled
Brewed Awakenings Sign (PLZ-20-0069) Sign Permit	One building-mounted wall sign	N/A	301 S 47 th Ave	Submitted Sep 29	Waiting on area calculations from applicant
Viewridge Hollow (PLZ-20-0075) Final Plat	Final plat for 43 SFR lots in the RLD-4 zone	15 ac	2563 S Hillhurst Rd	Council Mar 11	Approved with conditions
Carts by the Park (PLZ-20-0077) Temporary Use Permit	2-year temporary use for food carts and seating area	0.11 ac	219 Pioneer St	NOD Mar 22	Approved with conditions
Corwin Beverage (PLZ-20-0082)/Corwin Beverage Sign (PLZ-21-0002) Administrative Adjustment	Increase the dimensions of one building mounted wall sign	N/A	219 S Timm Rd	Technically incomplete Dec 2	Sign permit resubmitted, adjustment criteria not addressed.
Greely Farms Phase 3 PDR (PLZ-20-0090) Type III Post Decision Review	Following the approved layout, increase the number of single-family residential lots in Greely Farms Phase 3 from 138 to 178	34.76	26821 NE 10 th Ave	Technically complete Mar 4	Public hearing Apr 20
Ridgefield Park Short Plat (PLZ-21-0004) Preliminary Short Plat	Short plat to separate City park parcel from Acero apartments parcel, per Pioneer Village master plan.	24.7 ac	4125 S Settler Dr	Public comment period Mar 17-Apr 7	NOD due by Apr 21
Eagle Ridge PUD Final Plat (PLZ-21-0006) Final Plat	Final plat for 23 single-family detached residential lots	5 ac	2361 S Hillhurst Rd	2 nd review Mar 26	Awaiting resubmittal

Name	Description	Size	Location	Key dates	Status
Cloverhill Phase 8 Final Plat (PLZ-21-0011) Final Plat	Final plat for 55 single-family attached residential lots	4.29 ac	S Royle Rd	2 nd review Mar 22	Council date to be scheduled
Union Ridge Lots 30&4 (PLZ-21-0010, 0012-0014) Basic Site Plan, Critical Areas, SEPA, BLA	469,000 sf speculative industrial/warehouse building in Union Ridge	50.02 ac	6547 S 5 th St, 6737 S 11 th Cir	Submitted Mar 1	Under review for technically complete
Boyse Lots 2 & 3 BLA (PLZ-21-0015) Boundary Line Adjustment	Adjust boundary between Boyse residence lot and future City park lot.	4.45 ac	725 N 32 nd Ct	NOD Mar 1	Approved with conditions
McCormick Creek Phase 2 Final Plat (PLZ-21-0017) Final Plat	Final plat for 43 single-family residential lots (prelim approved for detached and attached).	7.9 ac	N 10 th St	1 st review Mar 15	Council date to be scheduled
Aloha Natural Pet Supply Fence (PLZ-21-0019) Minor Site Plan	Install electric security fence.	2.26 ac	759 S 74 th Pl	NOD Mar 25	Approved with conditions
Mochrum Building Sign Permit (PLZ-21-0021) Sign Permit	Install new awning with two business signs	N/A	328 Pioneer St	NOD Mar 19	Approved with conditions
Kemper Loop Model Home Parking Lot (PLZ-21-0022) Temporary Use Permit	Use one lot in Kemper Loop as a temporary model home parking area.	0.11 ac	537 N 32 nd Ct	NOD Mar 26	Approved with conditions
Native Nomad Sign (PLZ-21-0024) Sign Permit	Two illuminated building-mounted wall signs	N/A	201 S 47 th Ave	NOD Mar 23	Approved with conditions
Royal View Lots 383/384 BLA (PLZ-21-0025) Boundary Line Adjustment	BLA between two residential lots to optimize building envelopes	0.39 ac	3910, 3906 S Hayfield Cir	NOD Mar 15	Approved with conditions
McCormick Creek Phase 3 Final Plat (PLZ-21-0026) Final Plat	Final plat for 31 single-family residential lots (prelim approved for detached and attached).	4.24 ac	N 10 th St	Submitted Mar 16	Under review
Woodin' You Sign (PLZ-21-0027) Sign Permit	Three illuminated building-mounted wall signs	N/A	4306 S Settler Dr	NOD Mar 24	Approved with conditions

Name	Description	Size	Location	Key dates	Status
Pioneer Village Final BSP (PLZ-21-0031) Final Binding Site Plan	Final binding site plan to create legal lots in Pioneer Village	9.67 ac	Pioneer & S Royle	Submitted Mar 26	Under review
Potter Petition to Annex (PLZ-21-0032) Petition to Annex	Petition to annex two parcels in the Gee Creek Plateau subarea	20.9 ac	3797, 3925 S 15 th St	Submitted Mar 26	Under review

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Greely Acres Offsite Improvements	Intersection Improvements	3 Locations	Multiple	Approved pending WSDOT approval
Ridgefield Heights Ph 1 & 2	Residential Development	100 Lots	S 10 th Way	4 th Engineering Review Complete
Timm Road RV Storage	Commercial	15 Acres	Timm Road	1 st Grading Review Complete
Kemper Grove Ph 2-5 Grading Only	Commercial	23 Acres	Pioneer Street and Smythe Road	Approved
Kemper Grove Ph 4-5	Residential Development	34 Lots	Pioneer Street and Smythe Road	1 st Engineering Review Complete
Discover Ridge Lots 8-10	Commercial	1.7 Acres 3 Lots	S 47 th Ave	Placed on Hold by Applicant
Tri-Mountain Industrial Park	Commercial	5 Lots	N 85 th Ave	1 st Engineering Review Complete
Kemper Grove Ph 3	Residential development	68 Lots	N 30 th Ave (Smythe Road)	1 st Engineering Review Underway

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove Estates	Residential	36	N 32 Ave	Complete
Discovery Ridge	Commercial Development	8.91 acers	45 th and Pioneer	Pipe/paving

Discovery Ridge Phase 2	Commercial		Pioneer St	Punch list
Seton Subdivision	Residential	126 lots	N 10 St	Complete
Holsinger	Commercial/Residential	14 Acres	Royle Rd	Under Construction
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	Under Construction
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	Punch list
Dog park	Capital Project		Hillhurst Rd	Under Construction
Kennedy East	Residential Subdivision	435 lots	Hillhurst Rd	Grading
Kemper Loop	Residential Subdivision	53 lots	N 30 th Drive	Punch list