



COMMUNITY DEVELOPMENT DEPARTMENT

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DEVELOPMENT SUMMARY March 2023

Building Division

Summary of building permits by year

Building Permits	2019	2020	2021	2022	2023 (YTD)	March
Total permits	1,111	1,728	1,716	871	91	45
Commercial/ industrial permits	52	62	22	30	7	3
New home permits	364	670	648	361	36	23
Miscellaneous permits	695	996	1,046	480	48	19
Residential building permit application and review fees	\$1,269,723.00	\$2,343,979.00	\$2,162,994.90	\$1,228,317.85	164,641.20	108,475.20
Total building department receipts	\$11,387,271.41	\$16,157,889.45	\$17,239,950.74	\$11,611,356.05	1,270,498.17	803,428.88

Approved & Under Construction Commercial and Industrial Building

(2019) Month Approved	Project	Square Footage	Building Valuation	Status
December	Trademark Plumbing	19,540	2,150,810	Closed

2019 Approved & Under Construction Commercial and Industrial Building: 1 project

(2020) Month Approved	Project	Square Footage	Building Valuation	Status
November	The Bluffs - Building 1 Shell Only	15,075	1,514,374	Closed

2020 Approved & Under Construction Commercial and Industrial Building: 1 project

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
October	Ridgefield Industrial Center - Shell Only	468,810	29,947,583	Issued

2021 Approved & Under Construction Commercial and Industrial Building: 1 project

(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

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
February	Tractor Supply Greenhouse Bldg	3,807	498,412	Issued

2023 Approved & Under Construction Commercial Tenant Improvement: 1 project

Approved & Under Construction Commercial Tenant Improvement

(2021) Month Approved	Project	Square Footage	Building Valuation	Status
September	Anytime Fitness PV Bldg 10	4,741	560,718	Issued

2021 Approved & Under Construction Commercial Tenant Improvement: 1 project

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
March	Hallstrom Home PV Bldg 9	1,678	205,924	Closed
May	Carts By The Park Cover	768	37,471	Issued
June	Wisdom Ridge North Bldg RSD T3	9,872	1,777,849	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	Closed
November	Childs Trucking	345,438	33,498,057	Issued

2022 Approved & Under Construction Commercial Tenant Improvement: 7 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
March	RIC Ross	55,920	5,656,570	Issued
March	RIC Albertsons	61,554	6,255,814	Issued
March	Gordon Truck Centers Addition	3,675	349,640	Issued

2023 Approved & Under Construction Commercial Tenant Improvement: 5 projects

Pending permits

Type of permit	Total
Home Permits pending	50
Commercial/industrial pending	11
Commercial Tenant Improvement	9
Miscellaneous pending	88
Grand total for all pending permits	158

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	102	104
Taverner Ridge Ph 5	8	10
Cloverhill Ph 4	65	65
Cloverhill Ph 7	37	37
Royal View	25	27
Royal Terrace	31	32
Greely Farms Ph 2A	66	89
The Crossing Ph 1	35	36
Kemper Grove Ph 2	46	48
Kemper Grove Ph 4 & 5	32	34
McCormick Creek Ph 2	40	42
McCormick Creek Ph 3	16	31
Eagle Ridge Estates	22	23
Journey's Edge	1	6
Sanderling Park Ph 1	7	46

Ridgefield Heights Ph 1 & 2	19	105
Laspa Short Plat	1	2

Planning Division

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Discovery Ridge Ph 3B Site Plan (PLZ-23-0018)	Car wash, quick lube and retail building.	2.01 ac	986056278, 98605279	Apr 11	Conference Scheduled
Union Ridge Town Center (PLZ-23-0019)	13 commercial, food service, and retail buildings with associated site and infrastructure improvements	33.53 ac	213956001, 214039000, 214054000, 986060219	Apr 11	Conference Scheduled

Projects under review

Name	Description	Size	Location	Key dates	Status
Nye PUD (PLZ-22-0054-0057)	Preliminary PUD for 64 lots	19.86 ac	27805 NW 51st	Technically incomplete May 6	Awaiting resubmittal
Preliminary PUD, SEPA, Critical Areas,					
Paradise Found PDR (PLZ- Post Decision Review to 22-0058)	Modify lot size and change from cottage housing to SFR	108.11 ac	28216 NW 31 st Ave	Mar 22 nd	NOD Issued
Type I PDR					
Jubilee Tea House Sign (PLZ-22-0100)	Adhere Vinyl lettering to building	0.2 ac	321 N 3 rd Ave	Incomplete Aug 10 th	Awaiting resubmittal
Cloverhill Phase 10 Post Decision (PLZ-33-0111)	Reduce phase 10 from 9 lots to 4 lots	3.87 ac	No address - 986047335	Incomplete Sept 26 th	Awaiting resubmittal
Cloverhill Phase 3B (PLZ-22-0133)	Type III Post Decision Increase lots from 47 to 58	14.85 ac	2067 S Royle Rd	Submitted Nov 15 th	Awaiting resubmittal
RSD New Elementary School Final Site Plan (PLZ-19-0116)	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 th	Under Review
Waterfront Short Plat and aka Miller's Landing Short Plat (PLZ-22-0152)	Short Plat, Shoreline, Critical Areas, SEPA, Arch		111 W Division St	Submitted Dec 2 nd	On hold per applicant's request
Costco @ Union Ridge Town Center (PLZ-22-0136-0140)	Site Plan, SEPA w/ archaeological predetermination, critical		NW of Pioneer/I-5 junction	Tech Complete Dec 13th	On hold at applicant's request

areas, administrative adjustment					
PacTrust Ridgefield (PLZ-23-0002)	Site Plan, SEPA, Critical Areas , Arch	42 ac	986061644, 986061643	Tech Complete Mar 23rd	Under Review
Royle Road SEPA (PLZ-23-0009)				Tech Complete Feb 27	Under Review
Paradise Found PUD BLA (PLZ-23-0010)	BLA	108.11 ac	1355 N Royle Rd	Submitted Feb 13 th	NOD issued Mar 24
Overlook Park SEPA (PLZ-23-0011)	SEPA	0.8 ac	101 S Main Ave	Tech Complete Mar 15 th	Under Review
Holsinger Mixed Use (PLZ-19-0057)	Final Site Plan			Submitted April 30 th	On Hold
Sanderling PH 4-7 PDR (PLZ-23-0012)	Post Decision Review	75.96 ac	23115 NW Hillhurst Road	Submitted Mar 9 th	Under Review
Greely Farms Phase 3B (PLZ-23-0013)	Final Plat		986062686	Submitted Mar 9 th	Under Review
Sanderling Park Phase 1 (PLZ-23-0015)	Plat Alteration			Submitted March 17 th	Under Review

Engineering Division

Projects under review

Name	Description	Size	Location	Status
Discovery Ridge Lots 8- 10	Commercial	1.7 Acres 3 Lots	S 47 th Ave	2 nd Engineering Review Complete
Ridgefield Food Carts	Onsite Improvements	1 Acres	N 1 st Cir	3rd Engineering Review Complete
Tri-Mountain Station Early Water	Commercial Development	7.5 Acres	S 65 th Ave	2nd Early Utility Review Complete
Greely Phase 2B Engineering	Residential Development	9.14 Acres	N 10 th St	2nd Review Underway
Greely Phase 2C Grading	Residential Development	911.46 Acres	N 10 th St	1 st Review Complete
Sanderling Ph3	Residential Development	2.1 Acres	Hillhurst Rd	Complete
Sanderling Ph2A	Residential Development	3.7 Acres	Hillhurst Rd	4th Review in process

Sanderling Ph 2B	Residential Development	1.1 Acres	Hillhurst Rd	2 nd Review Underway
Tri-Mountain Station Early Storm and Frontage	Commercial Development	7.5 Acres	S 65 th Ave	1 st Review Complete
Crusan Dental Grading	Commercial Development	2 Acres	Pioneer St	Complete
Crusan Dental Engineering	Commercial Development	2 Acres	Pioneer St	1 st Review Complete
Les Schwab	Commercial Development	1 Acres	S 3 rd Way	Complete
Seven Wells Ph 6	Residential Development	15.3 Acres	Royle Rd	2 nd Review Awaiting Resubmittal
Urban Downs 2	Residential Development	33 Acres	N 85 th Avenue	Re-initiating reviews of early grading and engineering plans
Parr Ridgefield Yard Expansion	Commercial Development	<1 Acre	Timm Rd	1 st Review Underway
Clark College AMC	Commercial Development	10 Acres	Pioneer Street	1 st Review Underway
Ridgefield Gateway Phase 1	Commercial Development	5.7 Acres 5 buildings	Pioneer Street	1 st Review Underway
Wind River Short Plat	Residential Development	Acres	Wind River Way	1 st Review Underway
Ridgefield Corporate Business Park	Commercial Development	40.4 Acres	S. 6 th Way	Early grading plans under review
Costco/URTC	Commercial Development	12.4 Acres Multiple buildings	Pioneer Street	1st Review Underway
Refuge Dog Park Improvements	Residential Development	5.9 Acres	Hillhurst Rd	Grading Permit Review Underway

Projects under construction

Name	Description	Size	Location	Status
Kemper Grove 2	Residential	36	N 32 Ave	Complete

Ridgefield Crossing

Commercial/Residential

Pioneer St

Punchlist
