



CITY OF MEDINA

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Date: January 9, 2023
To: Honorable Mayor and City Council
Via: Stephen R. Burns, City Manager
From: Steven R. Wilcox, Development Services Department Director
Subject: Development Services Department Monthly Report

Permit Activity

We had several new home permit inquiries through our pre-application process in the last quarter of 2022. However, none of these projects have yet been submitted to us as building permit applications. If the projects we are aware of are submitted to us we could have a strong first quarter in 2023.

Two of our largest permitted development projects have notified us that they are scaling back the sizes of their projects. Both projects will be reduced in scope significantly and will need to be re-permitted due to the extensive design changes. One project was permitted at about 17,000 sq. ft. building area, but will become 7,000 sq. ft.

Permit valuation is one method of understanding the volume or size of development activity in Medina. The calculation of permit value has remained consistent for several years, so comparison is possible. Permit value is a number calculated based on standardized criteria for the purpose of determining permit fees. Permit value reflects the size of building construction. The following is a comparison of year-end permit value for the past five years:

2022	\$32,094,040
2021	\$47,608,926
2020	\$42,893,158
2019	\$118,126,280
2018	\$39,445,599

Planning Commission

Planning Commission did not meet in December. The next Planning Commission meeting is scheduled for Tuesday January 24th at 6:00 pm.

A Comprehensive Plan Visioning Workshop will be held at Medina Elementary School on Thursday January 26th at 5:00 pm

State Legislation

Building Official Steve Wilcox and Deputy Building Official Rob Kilmer attended a Washington Association of Building Officials Government Relations Committee meeting. The Government Relations Committee monitors, evaluates and responds to State legislative matters which have effect on the technical or administrative operations of building departments. We are deciding how much involvement we can have in the Government Relations Committee.

One significant item is that legislation will be submitted in 2023 to mandate building permit timeframes. The Washington Association of Building Officials is concerned about the possibility of this mandate. There already is a 120-day maximum permit review time which has been in effect since the early 1990's. Medina is unique in the way we operate. Medina development projects are often larger than most other jurisdictions and our projects are considered to be commercial in the way they are viewed by the state and our ordinance. With the added complexity of professional consultants used in our Medina permit reviews, a new timeline mandate may not be beneficial to Medina. While the conversation is early and details are lacking, it is known that this legislation will include a financial incentive to jurisdictions to achieve a new building permit review timeframe mandate. As this legislation progresses Council will be kept informed.

As previously mentioned, the 2021 Washington State Building Code ("State Code") will be implemented on July 1, 2023. Council will be asked to approve of this mandated 2021 adoption. There will be proposed amendments for Medina beyond the minimum mandates. Likely Municipal Code amendment proposals will include:

- Adoption of the International Property Maintenance Code in whole or in part. There are certain chapters within the IPMC that may assist with better enforcement of vacant and poorly maintained properties. Medina has had an observable increase in vacant properties with absentee owners. These vacant properties can often become a nuisance for a variety of reasons. More tools to assist with these vacant properties in code enforcement may be a proposal for Council to consider as part of the 2021 State Code adoption.
- We will need to review our entire Medina adoption of the International Fire Code to assure we conform to the City of Bellevue Fire Departments minimum requirements. There will likely be several amendments proposed to our Municipal Code. Because Bellevue provides both fire prevention services and fire response services it is important that our codes parallel the needs of the Bellevue Fire Department.
- Minor updates to administrative sections of the State Code will be proposed.
- Swimming Pool safety will be reviewed and a change in the State code that Medina should use may be proposed.
- Update to our definition of a complete permit application.
- Various clarifications to existing site identification (address posting), underground service wiring requirements, etc. will be proposed as part of the 2021 State Code adoption.

Tree Code Enforcement

Attached is a report regarding December 2022 non-development activity tree removal permitting.

There were non development project tree removal permits to report.

Development Services Committee

The Development Services Committee met in January. Our two arborists gave a preview of their presentation for Council on January 23rd.

The presentation was initiated from our new arborists' observations of the effectiveness of Medina's Tree Management Code now that they have used it for the past several months. This is essentially a contrast between the stated Purpose and Intent of the tree code vs. how it actually performs.