



# CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144  
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**Date:** July 12, 2021  
**To:** Honorable Mayor and City Council  
**Via:** Michael Sauerwein, City Manager  
**From:** Steven R. Wilcox, Development Services Department Director  
**Subject:** Development Services Department Monthly Report

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## **Permitting**

Activity is catching up with 2020 and is on pace to be an average year based on permit value.

## **Planning Commission**

Stephanie Keyser is not available to provide a report this month.

Planning Commission is making steady progress on the tree code updates and is on track to complete their recommendations in July with presentation in September during a joint meeting.

At the June meeting, Planning Commission had asked staff to prepare a report for the July meeting presenting a solution to the on-going issue of the confirmation of the survival of required supplemental trees. Medina Municipal Code Section 20.52.130 4. g. states:

***“The owner of the subject lot shall take necessary measures to ensure that supplemental trees remain healthy and viable for at least five years after inspection by the city and the owner shall be responsible for replacing any supplemental trees that do not remain healthy and viable for the five years after inspection by the city.”***

Section 20.52.130 4 g. defines the requirement for assuring that the supplemental trees are healthy and viable, which applies solely to the property owner. There is no involvement by the City of Medina after the completion of the initial inspections based on our Municipal Code requirements. Since 2007, Medina staff have never attempted to enforce anything similar to this code section. Since this code section was implemented in 2015, Medina staff have not performed any enforcement of 20.52.130 4 g. Section 20.52.130 4 g. is unenforceable by Medina staff as written.

There has been recent interest beyond Planning Commission’s June request of staff to prepare a solution to 20.52.130 4 g. For a variety of administrative reasons, a simple re-draft of the code section will not solve the problem of assuring the health and viability of supplemental trees on private property. There are many issues involved with this topic and a thoughtful approach to the administration of a possible new approach as well as the legal implications of a replacement for 20.52.130 4 g. is required. This matter is not something that staff can simply solve in a month.

MMC Section 20.52.140 4 c. and Section 20.52.150 H are the same as 20.52.130 4 g. There are no requirements for assuring that supplemental or other trees planted within the public right of way remain healthy and viable for five years or any other defined period of time.

**Code Enforcement**

We continue to work proactively as possible. This past month we were involved with construction parking and work hours violations. Dirt tracking onto Evergreen Point Road and improper traffic control were issues we also dealt with.

**Construction Activity Permit**

We facilitated two open houses in June and have three currently scheduled for July.



## Monthly Issued Permit Report

06.01.2021 to 06.30.2021

Report run on: 07/01/2021 10:36 AM

| <b>Construction Value:</b> | <b>June 2021</b>      | <b>June 2020</b>      | <b>2021 YTM</b>        | <b>2020 YTM</b>        | <b>Difference</b>       |
|----------------------------|-----------------------|-----------------------|------------------------|------------------------|-------------------------|
| Accessory Structure        | -                     | \$160,000.00          | -                      | \$176,450.00           | (\$176,450.00)          |
| Addition / Alteration      | -                     | -                     | -                      | \$1,298,000.00         | (\$1,298,000.00)        |
| Fence / Wall               | \$250,000.00          | -                     | \$250,000.00           | -                      | \$250,000.00            |
| New Construction           | \$4,500,000.00        | \$7,020,361.00        | \$19,528,588.00        | \$20,632,935.00        | (\$1,104,347.00)        |
| Repair / Replace           | -                     | -                     | -                      | \$6,000.00             | (\$6,000.00)            |
| Wireless Comm. Facility    | -                     | -                     | -                      | -                      | \$0.00                  |
| <b>Total Value:</b>        | <b>\$4,750,000.00</b> | <b>\$7,180,361.00</b> | <b>\$19,778,588.00</b> | <b>\$22,113,385.00</b> | <b>(\$2,334,797.00)</b> |

| <b>Permits Issued:</b>  | <b>June 2021</b> | <b>June 2020</b> | <b>2021 YTM</b> | <b>2020 YTM</b> | <b>Difference</b> |
|-------------------------|------------------|------------------|-----------------|-----------------|-------------------|
| New Construction        | 1                | 3                | 10              | 9               | 1                 |
| Permit Extension        | 1                | -                | 26              | -               | 26                |
| Accessory Structure     | -                | 1                | -               | 2               | (2)               |
| Addition / Alteration   | -                | -                | -               | 2               | (2)               |
| Construction Mitigation | -                | -                | -               | 2               | (2)               |
| Demolition              | 1                | 3                | 15              | 10              | 5                 |
| Fence / Wall            | 1                | -                | 1               | -               | 1                 |
| Grading / Drainage      | 1                | 3                | 15              | 11              | 4                 |
| Mechanical              | 8                | 13               | 48              | 41              | 7                 |
| Other - Moving          | -                | -                | -               | -               | 0                 |
| Plumbing / Gas          | -                | 10               | -               | 27              | (27)              |
| Repair / Replace        | -                | -                | -               | 1               | (1)               |
| Reroof                  | -                | -                | -               | -               | 0                 |
| Right of Way Use        | -                | -                | -               | 1               | (1)               |
| Tree Mitigation         | 9                | 14               | 40              | 26              | 14                |
| Wireless Comm. Facility | -                | -                | -               | -               | 0                 |
| <b>Total Permits:</b>   | <b>22</b>        | <b>47</b>        | <b>155</b>      | <b>132</b>      | <b>23</b>         |

| <b>Inspections:</b>       | <b>June 2021</b> | <b>June 2020</b> | <b>2021 YTM</b> | <b>2020 YTM</b> | <b>Difference</b> |
|---------------------------|------------------|------------------|-----------------|-----------------|-------------------|
| Building                  | 93               | 58               | 466             | 251             | 215               |
|                           | 31               | 12               | 144             | 43              | 101               |
| Engineering/Other         | 5                | 1                | 20              | 7               | 13                |
| Tree                      | 5                | 1                | 17              | 1               | 16                |
| <b>Total Inspections:</b> | <b>134</b>       | <b>72</b>        | <b>647</b>      | <b>302</b>      | <b>345</b>        |

# Monthly Applications Submitted

06/01/2021 – 06/30/2021

| Permit Type             | Submitted Date | Permit Number | Total Valuation       | Address                 |
|-------------------------|----------------|---------------|-----------------------|-------------------------|
| B-ADD/ALT               | 06/15/2021     | B-21-067      | \$15,926.00           | 7829 NE 14TH ST         |
| B-ADD/ALT               | 06/01/2021     | B-21-062      | \$2,000,000.00        | 2643 76TH AVE NE        |
| B-ADD/ALT               | 06/01/2021     | B-21-064      | \$65,000.00           | 2461 78TH AVE NE        |
| B-ADD/ALT               | 06/09/2021     | B-21-066      | \$3,000,000.00        | 3436 EVERGREEN POINT RD |
| <b>TOTAL B-ADD/ALT:</b> | <b>4</b>       |               | <b>\$3,000,000.00</b> |                         |
| B-DECK                  | 06/17/2021     | B-21-068      | \$10,000.00           | 7751 OVERLAKE DR W      |
| <b>TOTAL B-DECK:</b>    | <b>1</b>       |               | <b>\$10,000.00</b>    |                         |
| B-DEM                   | 06/08/2021     | D-21-011      |                       | 8845 Overlake Dr W      |
| <b>TOTAL B-DEM:</b>     | <b>1</b>       |               |                       |                         |
| B-FENCE                 | 06/18/2021     | B-21-069      | \$60,000.00           | 2659 EVERGREEN POINT RD |

|                       |            |                    |             |                         |
|-----------------------|------------|--------------------|-------------|-------------------------|
| B-FENCE               | 06/23/2021 | B-21-071           | \$13,200.00 | 2520 MEDINA CIR         |
| <b>TOTAL B-FENCE:</b> | <b>2</b>   | <b>\$13,200.00</b> |             |                         |
| B-GAS                 | 06/15/2021 | G-21-019           |             | 8444 Midland Road       |
| B-GAS                 | 06/16/2021 | G-21-020           |             | 2206 EVERGREEN POINT RD |
| B-GAS                 | 06/02/2021 | G-21-018           |             | 8826 NE 2ND PL          |
| B-GAS                 | 06/22/2021 | G-21-021           |             | 402 UPLAND RD           |
| <b>TOTAL B-GAS:</b>   | <b>4</b>   |                    |             |                         |
| B-MECHANICAL          | 06/01/2021 | M-21-038           |             | 2461 78TH AVE NE        |
| B-MECHANICAL          | 06/16/2021 | M-21-040           | \$15,000.00 | 2206 EVERGREEN POINT RD |
| B-MECHANICAL          | 06/23/2021 | M-21-041           | \$25,000.00 | 1255 EVERGREEN POINT RD |
| B-MECHANICAL          | 06/28/2021 | M-21-042           | \$9,987.00  | 1625 EVERGREEN POINT RD |

|                            |            |          |                   |                         |
|----------------------------|------------|----------|-------------------|-------------------------|
| B-MECHANICAL               | 06/29/2021 | M-21-043 | \$3,500.00        | 8208 OVERLAKE DR W      |
| B-MECHANICAL               | 06/30/2021 | M-21-044 | \$1.00            | 7814 NE 14TH ST         |
| B-MECHANICAL               | 06/30/2021 | M-21-045 | \$18,455.00       | 328 OVERLAKE DR E       |
| B-MECHANICAL               | 06/15/2021 | M-21-039 | \$8,700.00        | 1040 EVERGREEN POINT RD |
| <b>TOTAL B-MECHANICAL:</b> | <b>8</b>   |          | <b>\$8,700.00</b> |                         |
| B-PLUMBING                 | 06/29/2021 | P-21-054 |                   | 2621 78TH AVE NE        |
| B-PLUMBING                 | 06/14/2021 | P-21-047 |                   | 707 OVERLAKE DR E       |
| B-PLUMBING                 | 06/10/2021 | P-21-045 |                   | 7814 NE 14TH ST         |
| B-PLUMBING                 | 06/17/2021 | P-21-049 |                   | 2616 79TH AVE NE        |
| B-PLUMBING                 | 06/14/2021 | P-21-048 |                   | 2206 EVERGREEN POINT RD |
| B-PLUMBING                 | 06/25/2021 | P-21-053 |                   | 2053 77TH AVE NE        |

|                                    |            |                       |                |                         |
|------------------------------------|------------|-----------------------|----------------|-------------------------|
| <b>TOTAL B-PLUMBING:</b>           | <b>6</b>   |                       |                |                         |
| B-POOL/SPA                         | 06/01/2021 | B-21-063              | \$30,000.00    | 202 OVERLAKE DR E       |
| <b>TOTAL B-POOL/SPA:</b>           | <b>1</b>   | <b>\$30,000.00</b>    |                |                         |
| B-ROOF                             | 06/23/2021 | B-21-070              |                | 1885 77TH AVE NE        |
| <b>TOTAL B-ROOF:</b>               | <b>1</b>   |                       |                |                         |
| B-SFR                              | 06/09/2021 | B-21-065              | \$5,664,000.00 | 8845 OVERLAKE DR W      |
| <b>TOTAL B-SFR:</b>                | <b>1</b>   | <b>\$5,664,000.00</b> |                |                         |
| CAP - CONSTRUCTION ACTIVITY PERMIT | 06/07/2021 | CAP-21-023            |                | 8845 Overlake Dr W      |
| CAP - CONSTRUCTION ACTIVITY PERMIT | 06/01/2021 | CAP-21-021            |                | 2643 76TH AVE NE        |
| CAP - CONSTRUCTION ACTIVITY PERMIT | 06/10/2021 | CAP-21-025            |                | 7632 NE 14TH ST         |
| CAP - CONSTRUCTION ACTIVITY PERMIT | 06/09/2021 | CAP-21-024            |                | 3436 EVERGREEN POINT RD |
| CAP - CONSTRUCTION ACTIVITY PERMIT | 06/04/2021 | CAP-21-022            |                | 2461 78TH AVE NE        |

|  |            |                     |              |                         |
|--|------------|---------------------|--------------|-------------------------|
| <b>TOTAL CAP - CONSTRUCTION ACTIVITY PERMIT:</b> | <b>5</b>   |                     |              |                         |
| ENG-GRADING/DRAINAGE                             | 06/09/2021 | ENG-GD-21-014       | \$112,000.00 | 8845 OVERLAKE DR W      |
| ENG-GRADING/DRAINAGE                             | 06/01/2021 | ENG-GD-21-013       | \$125,000.00 | 2643 76TH AVE NE        |
| ENG-GRADING/DRAINAGE                             | 06/09/2021 | ENG-GD-21-015       | \$120,000.00 | 3436 EVERGREEN POINT RD |
| <b>TOTAL ENG-GRADING/DRAINAGE:</b>               | <b>3</b>   | <b>\$120,000.00</b> |              |                         |
| P-ADMIN SPECIAL USE                              | 06/23/2021 | P-21-051            |              | 7545 NE 28TH PL         |
| P-ADMIN SPECIAL USE                              | 06/24/2021 | P-21-052            |              | 2226 79TH AVE NE        |
| <b>TOTAL P-ADMIN SPECIAL USE:</b>                | <b>2</b>   |                     |              |                         |
| P-ADMIN SUBSTANTIAL DEV                          | 06/21/2021 | P-21-050            |              | 2057 EVERGREEN POINT RD |
| <b>TOTAL P-ADMIN SUBSTANTIAL DEV:</b>            | <b>1</b>   |                     |              |                         |
| P-NON ADMIN VARIANCE                             | 06/03/2021 | P-21-044            |              | 3450 EVERGREEN POINT RD |
| <b>TOTAL P-NON ADMIN VARIANCE:</b>               | <b>1</b>   |                     |              |                         |

|                                |            |               |  |                         |
|--------------------------------|------------|---------------|--|-------------------------|
| P-SEPA THRESHOLD               | 06/11/2021 | P-21-046      |  | 202 OVERLAKE DR E       |
| <b>TOTAL P-SEPA THRESHOLD:</b> | <b>1</b>   |               |  |                         |
| PW-RIGHT OF WAY                | 06/17/2021 | PW-ROW-21-050 |  | 7858 NE 14TH ST         |
| PW-RIGHT OF WAY                | 06/04/2021 | PW-ROW-21-043 |  | 2206 EVERGREEN POINT RD |
| PW-RIGHT OF WAY                | 06/24/2021 | PW-ROW-21-051 |  | 7858 NE 14TH ST         |
| PW-RIGHT OF WAY                | 06/29/2021 | PW-ROW-21-052 |  | 2451 78TH AVE NE        |
| PW-RIGHT OF WAY                | 06/10/2021 | PW-ROW-21-046 |  | 815 82ND AVE NE         |
| PW-RIGHT OF WAY                | 06/11/2021 | PW-ROW-21-048 |  | 2411 79th Ave NE        |
| PW-RIGHT OF WAY                | 06/03/2021 | PW-ROW-21-042 |  | 442 Upland Road         |
| PW-RIGHT OF WAY                | 06/09/2021 | PW-ROW-21-044 |  | 8751 OVERLAKE DR W      |
| PW-RIGHT OF WAY                | 06/10/2021 | PW-ROW-21-045 |  | 2621 78TH AVE NE        |

|                                |            |               |  |                              |
|--------------------------------|------------|---------------|--|------------------------------|
| PW-RIGHT OF WAY                | 06/16/2021 | PW-ROW-21-049 |  | 7747 OVERLAKE DR W           |
| <b>TOTAL PW-RIGHT OF WAY:</b>  | <b>10</b>  |               |  |                              |
| TREE-PERFORMANCE               | 06/25/2021 | TREE-21-048   |  | 7811 NE 10TH ST              |
| TREE-PERFORMANCE               | 06/12/2021 | TREE-21-046   |  | 405 84TH AVE NE              |
| TREE-PERFORMANCE               | 06/01/2021 | TREE-21-042   |  | 2643 76TH AVE NE             |
| TREE-PERFORMANCE               | 06/14/2021 | TREE-21-047   |  | 8633 NE LAKE WASHINGTON BLVD |
| TREE-PERFORMANCE               | 06/10/2021 | TREE-21-044   |  | 7616 n e 8th st              |
| TREE-PERFORMANCE               | 06/11/2021 | TREE-21-045   |  | 2222 79TH AVE NE             |
| TREE-PERFORMANCE               | 06/09/2021 | TREE-21-043   |  | 3436 EVERGREEN POINT RD      |
| <b>TOTAL TREE-PERFORMANCE:</b> | <b>7</b>   |               |  |                              |

**Total # of Permits**

**60**

**\$11,295,769.00**