



CITY OF MEDINA

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Date: October 11, 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

Permit Activity

Local design professionals and contractors remain busy and still do not see any slowing of construction in the foreseeable future. Development Services permitting is also expected to remain busy. Please see the permit activity reports provided.

Planning Commission

By Stephanie Keyser

The city applied for a Housing Action Plan Grant through the Department of Commerce at the beginning of October. If approved, the city will receive \$60,000 that will be used to evaluate the community's housing needs. This evaluation will include the effectiveness of the city's current strategies and processes and how Medina can better address priorities such as aging-in-place. This data can also be applied to the upcoming Comprehensive Plan housing element, which will help the city kickstart the update. Winners of the grant will be announced at the end of October.

During their September 28th Regular Meeting, Planning Commission continued the discussion on the tree code update, both as it relates to land under development and the enforcement piece. The city will host a virtual open house for the tree code on October 14th at 4pm. Planning Commission will have a public hearing on the tree code amendments at their October 19th meeting.

Code Enforcement

We continue to work towards resolution of some difficult code enforcement matters that have been on-going. Enforcing our Municipal Code is a regular part of Development Services work. Some enforcement issues are simple to address, and others more difficult. Recently we have had a series of difficult matters that have been taking much effort to resolve.

At next month's regular Council meeting in November you will receive background on procedures that Development Services uses to enforce our codes. Philosophy of code enforcement and current status of work towards draft amendments to our Code Enforcement Chapter 1.15 will also be presented. Updating our Code Enforcement Chapter is a fourth quarter 2021 Development Services goal. Council action on draft amendments will not come until January or February 2022, but the work is now.

At the November meeting Council will be asked to provide input into specific topics related to code enforcement, and of course anything else generally related. With Council input certain aspects of the draft amendments can be tailored.

City Hall Air Quality

An Industrial Hygienist has completed testing our air quality in Medina City Hall. The goal was to be able to confidently restore full use of our City Hall building with the knowledge that it is safe and healthy to be in.

A draft report has been received and will be finalized within the next two-weeks. Generally, the report indicates that our indoor air quality is good. The report does identify some relatively minor interior water damage to materials that should be repaired. More details regarding the entire report will be provided to Council with the November 2021 Development Services staff report.

Monthly Applications Submitted v2

09/01/2021 – 09/30/2021

Permit Type	Submitted Date	Permit Number	Total Valuation	Address
B-ACCST	09/23/2021	B-21-102	\$109,000.00	8436 MIDLAND RD
TOTAL B-ACCST:	1	\$109,000.00		
B-ADD/ALT	09/28/2021	B-21-103	\$33,350.00	7813 NE 10TH ST
TOTAL B-ADD/ALT:	1	\$33,350.00		
B-GAS	09/02/2021	G-21-033		924 88TH AVE NE
B-GAS	09/29/2021	G-21-037		1010 84th Ave NE
B-GAS	09/16/2021	G-21-035		438 OVERLAKE DR E
B-GAS	09/15/2021	G-21-034		7619 NE 16th St
B-GAS	09/28/2021	G-21-036		7813 NE 10TH ST
TOTAL B-GAS:	5			
B-GATE	09/09/2021	B-21-096	\$25,000.00	1407 EVERGREEN POINT RD

TOTAL B-GATE:	1	\$25,000.00		
B-MECHANICAL	09/10/2021	M-21-063	\$7,890.00	8457 NE 7TH ST
B-MECHANICAL	09/02/2021	M-21-060	\$2,000.00	924 88TH AVE NE
B-MECHANICAL	09/02/2021	M-21-061	\$47,411.00	3265 Evergreen Pt Rd
B-MECHANICAL	09/15/2021	M-21-064	\$47,950.00	2053 77TH AVE NE
B-MECHANICAL	09/15/2021	M-21-065	\$6,152.00	3319 EVERGREEN POINT RD
B-MECHANICAL	09/27/2021	M-21-067	\$29,156.49	836 84TH AVE NE
B-MECHANICAL	09/16/2021	M-21-066	\$15,449.00	3660 FAIRWEATHER LN
B-MECHANICAL	09/08/2021	M-21-062		1855 Evergreen Point Road
B-MECHANICAL	09/29/2021	M-21-068	\$33,350.00	7813 NE 10TH ST
TOTAL B-MECHANICAL:	9	\$33,350.00		
B-PLUMBING	09/13/2021	P-21-074		8224 OVERLAKE DR W

B-PLUMBING	09/28/2021	P-21-079		2659 EVERGREEN POINT RD
TOTAL B-PLUMBING:	2			
B-POOL/SPA	09/22/2021	B-21-101	\$100,000.00	1686 77TH AVE NE
TOTAL B-POOL/SPA:	1	\$100,000.00		
B-SFR	09/28/2021	B-21-104	\$8,000.00	2019 79th Ave NE
B-SFR	09/15/2021	B-21-098	\$5,664,000.00	8845 OVERLAKE DR W
B-SFR	09/15/2021	B-21-097	\$6,152.00	3319 EVERGREEN POINT RD
B-SFR	09/20/2021	B-21-100		3205 EVERGREEN POINT RD
TOTAL B-SFR:	4			
B-WALL	09/16/2021	B-21-099	\$30,000.00	202 OVERLAKE DR E
TOTAL B-WALL:	1	\$30,000.00		
CAP - CONSTRUCTION ACTIVITY PERMIT	09/02/2021	CAP-21-029		3242 Evergreen Point RD
TOTAL CAP - CONSTRUCTION ACTIVITY PERMIT:	1			

P-NON ADMIN SPECIAL USE	09/24/2021	P-21-077		7747 OVERLAKE DR W
TOTAL P-NON ADMIN SPECIAL USE:	1			
P-NON ADMIN SUBSTANTIAL DEV	09/24/2021	P-21-078		1449 EVERGREEN POINT RD
TOTAL P-NON ADMIN SUBSTANTIAL DEV:	1			
P-NON ADMIN VARIANCE	09/30/2021	P-21-080		414 UPLAND RD
TOTAL P-NON ADMIN VARIANCE:	1			
P-SEPA THRESHOLD	09/01/2021	P-21-073		2515 MEDINA CIR
TOTAL P-SEPA THRESHOLD:	1			
P-SEPA/SUBSTANTIAL DEV	09/21/2021	P-21-075		2207 EVERGREEN POINT RD
TOTAL P-SEPA/SUBSTANTIAL DEV:	1			
P-SUBSTANTIAL DEV PERMIT EXEMPTION	09/22/2021	P-21-076		3660 FAIRWEATHER LN
TOTAL P-SUBSTANTIAL DEV PERMIT EXEMPTION:	1			
PW-RIGHT OF WAY	09/07/2021	PW-ROW-21-070		2604 79th Ave NE

PW-RIGHT OF WAY	09/24/2021	PW-ROW-21-079		7747 OVERLAKE DR W
PW-RIGHT OF WAY	09/23/2021	PW-ROW-21-078		101 overlake dr e
PW-RIGHT OF WAY	09/21/2021	PW-ROW-21-076		111 84TH AVE NE
PW-RIGHT OF WAY	09/08/2021	PW-ROW-21-071		2450 78TH AVE NE
PW-RIGHT OF WAY	09/08/2021	PW-ROW-21-072		7813 NE 10TH ST
PW-RIGHT OF WAY	09/09/2021	PW-ROW-21-074		444 OVERLAKE DR E
PW-RIGHT OF WAY	09/09/2021	PW-ROW-21-075		7777 OVERLAKE DR W
PW-RIGHT OF WAY	09/08/2021	PW-ROW-21-073		850 80TH AVE NE
PW-RIGHT OF WAY	09/23/2021	PW-ROW-21-077		Multiple
PW-RIGHT OF WAY	09/03/2021	PW-ROW-21-069		8335 Overlake Dr W
TOTAL PW-RIGHT OF WAY:	11			

TREE-PERFORMANCE	09/21/2021	TREE-21-064		1625 EVERGREEN POINT RD
TREE-PERFORMANCE	09/01/2021	TREE-21-060		3226 78TH PL NE
TREE-PERFORMANCE	09/29/2021	TREE-21-065		2617 EVERGREEN POINT RD
TREE-PERFORMANCE	09/10/2021	TREE-21-063		3340 EVERGREEN POINT RD
TREE-PERFORMANCE	09/09/2021	TREE-21-061		8224 OVERLAKE DR W
TOTAL TREE-PERFORMANCE:	5			

Total # of Permits

48

\$6,164,860.49



Monthly Issued Permit Report

September, 2021

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Report run on: 10/06/2021 10:33 AM

Construction Value:	September 2021	September 2020	2021 YTM	2020 YTM	Difference
Accessory Structure	-	-	\$20,000.00	\$182,875.00	(\$162,875.00)
Addition / Alteration	-	-	-	\$1,298,000.00	(\$1,298,000.00)
Fence / Wall	-	-	\$275,000.00	-	\$275,000.00
New Construction	\$2,538,167.00	\$2,847,908.00	\$28,151,425.00	\$34,579,361.00	(\$6,427,936.00)
Repair / Replace	-	-	-	\$6,000.00	(\$6,000.00)
Wireless Comm. Facility	-	-	-	-	\$0.00
Total Value:	\$2,538,167.00	\$2,847,908.00	\$28,446,425.00	\$36,066,236.00	(\$7,619,811.00)

Permits Issued:	September 2021	September 2020	2021 YTM	2020 YTM	Difference
New Construction	1	1	14	15	(1)
Permit Extension	1	-	35	2	33
Accessory Structure	-	-	1	3	(2)
Addition / Alteration	-	-	-	2	(2)
Construction Mitigation	-	-	-	2	(2)
Demolition	-	-	17	16	1
Fence / Wall	-	-	2	-	2
Grading / Drainage	1	1	21	18	3
Mechanical	5	8	67	60	7
Other - Moving	-	-	-	-	0
Plumbing / Gas	-	-	-	38	(38)
Repair / Replace	-	-	-	1	(1)
Reroof	-	-	-	-	0
Right of Way Use	-	-	-	1	(1)
Tree Mitigation	4	5	51	49	2
Wireless Comm. Facility	-	-	-	-	0
Total Permits:	12	15	208	207	1

Inspections:	September 2021	September 2020	2021 YTM	2020 YTM	Difference
Building	83	96	735	528	207
	16	22	224	101	123
Engineering/Other	5	4	49	15	34
Tree	-	1	19	4	15
Total Inspections:	104	123	1,027	648	379