



## February 2026 Code Enforcement Report

Case Number	Case Type	Assigned To	Address	Case Text	Fine Amount
CC-2026-010	NOTICE OF VIOLATION	Rob Kilmer	3203 Evergreen Pt Rd.	Description: Notice of Violation associated with SWO CC-2026-004	None at this time
CC-2026-011	CITATION	Rob Kilmer	7649 NE 14TH ST	Description: Observed work-related vehicles parked along the right-of-way, three on first day, one on the following day.  Action Taken: As this violation comes after the issuance of a Formal Warning (CC-2026-005), a Notice of Citation is now being issued.	\$400
CC-2026-012	GENERAL	Rob Kilmer	7633 NE 14TH ST	Description: Received concern from property owner regarding work along property line with construction site at 7649 NE14th Street.  Action Taken: Walked the property line and observed the work being performed. The work appears to follow the property boundary line and does not appear to violate the issued permits.  Bushes and vines intertwined with an old wire fence located along the property line are being impacted. The City Arborist met with the property owner on 2/4/26 and determined that no protected trees are being affected.	N/A
CC-2026-014	SIGN VIOLATION	Rob Kilmer	1201 EVERGREEN POINT RD	Description: Observed commercial advertising sign (Good girl High End Remodeling) displayed within the right-of-way.  Action Taken: Removed sign and contacted the company to inform them of the sign rules in Medina.	None at this time
CC-2026-015	GENERAL	Rob Kilmer	2548 MEDINA CIR	Description: Observed structure apparently placed within the property's setback areas.  Action Taken: Initiated code enforcement investigation.	See NOV below
CC-2026-016	NOTICE OF VIOLATION	Rob Kilmer	2548 MEDINA CIR	Description: Per investigation CC-2026-015, a shed is observed to have been placed within the property's setbacks. The shed additionally does not appear to be exempt from requiring a building permit.  Action Taken: Issued Notice of Violation  Current Status: Working with property owner to bring the shed into compliance.	To be determined based upon compliance
CC-2026-017	INITIAL WARNING	Rob Kilmer	1076 LAKE WASHINGTON BLVD NE	Description: Received concern regarding site conditions.  Action Taken: Visited site to investigate. Issued initial warning to project Agent.	N/A
CC-2026-018	GENERAL	Rob Kilmer	712 84TH AVE NE	Description: Received concern regarding tree work at the site.  Action Taken: Visited site with City Arborist and determined that the work is following issued permit TREE-26-003. No further action taken.	N/A

CC-2026-019	CITATION	Rob Kilmer	328 OVERLAKE DR E	Description: Observed 5 construction related vehicles parked along right-of-way.  Action Taken: Issued Citation	\$500
CC-2026-020	SIGN VIOLATION	Rob Kilmer	Various	Description: Commercial advertising signs (ROOR & GUTTER CLEANING 425-535-7162)(x5) observed in the right-of-way in multiple locations.  Action Taken: Removed the signs and spoke with the company to inform them of Medina's sign rules.	None at this time
CC-2026-021	STOP WORK ORDER	Rob Kilmer	2215 79TH AVE NE	Description: Observed excavation work within the City right-of-way that requires a permit.  Action Taken: Posted a Stop Work Order on the property and left a copy with contact information at the door.	Issue Resolved
CC-2026-022	SIGN VIOLATION	Rob Kilmer	Various	Description: Observed signs (Gutter Cleaning; 425-532-1111; northwestproexteriors.com)(2) displayed along City right-of-ways.  Action Taken: Removed signs and contacted the company to inform them of the sign rules in Medina	None at this time
CC-2026-023	GENERAL	Rob Kilmer	605 76TH AVE NE	Description: Observed fence being reconstructed.  Action Taken: Started investigation to determine if a permit is needed. Spoke with the contractor, who then provided the project estimate. As the project is below the thresholds of MMC 16.40.050(3), no permit is required.	N/A
CC-2026-024	SIGN VIOLATION	Rob Kilmer	1049 82ND AVE NE	Description: Observed commercial advertising sign (Heezy Haulers, 206-888-0612) displayed along the right-of-way.  Action Taken: Contacted company and informed them of the sign rules in Medina.	None at this time

Past Code Enforcement Cases Still Open					
Case Number(s)	Case Type	Assigned To	Address	Case Text	Fine Amount
CC-2023-152	NOTICE OF VIOLATION	Rob Kilmer	7838 NE 8TH ST	Description: During an inspection at a neighboring property, a structure was observed to have been built within the rear-yard setbacks of 7838 NE 8th Street. The structure appears to require both an approved variance and building permit.  Action Taken: Issued a Notice of Violation  Estimated Penalty: Structure must be removed or approved variance and building permit(s) must be obtained. Financial penalties will apply if required actions are not initiated by 11/2/23.  Status: Working through variance process	To be determined based upon compliance

CC-2024-070	STOP WORK ORDER	Rob Kilmer	8711 Ridge Road	Description: Observed stairway structure being erected on roof of garage up to roof of second story.	To be determined based upon compliance
CC-2024-072	NOTICE OF VIOLATION			Action Taken: Issued Stop Work Order and required a permit pre-application meeting to be scheduled.	
CC-2024-080	NOTICE OF FINAL ORDER			Estimated Penalty: Doubling of permit fees per MMC 16.40.070. - Work commencing before permit issuance. To be reviewed for Notice of Violation penalty per MMC 1.15.200. - Notice of violation.	
				Status: Pending Resolution	
CC-2024-101	GENERAL	Rob Kilmer	7664 NE 14TH ST	Description: Met onsite with homeowner to discuss a sport court that had been installed.	To be determined based upon compliance
CC-2024-114	NOTICE OF VIOLATION			Action Taken: Directed homeowner that permits are required for a sport court.	
CC-2025-090	NOTICE OF VIOLATION			Status: Working through zoning process	
CC-2026-004	STOP WORK ORDER	Rob Kilmer	Parcel: 2425049255 3203 Evergreen Pt Rd.	Description: Based on information about the past history of this site, additional information is required before work can continue.	To be determined based on compliance.
				Action Taken: Issued Stop Work Order requiring the project's Geotechnical Engineer to provide a report for review by the City.	