



CITY OF MEDINA

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Date: October 10, 2022
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

Please see the permit activity reports provided. Building permit issuance for September is down significantly compared to September last year and also down compared year to date from 2021. This trend of lower permit valuation has been consistent throughout 2022. Comparative building permit volume is actually slightly above last year indicating that residents are building smaller projects.

The building permit applications (submittals) report shows receipt of three new houses during September. The valuations for each of the three shown in the report are initial estimates. Actual permit valuation is calculated using adopted tables during plan review.

Planning Commission

By Stephanie Keyser, Planning Manager

In September, Planning Commission began working on their yearly minor code amendments. The proposal includes housekeeping items, a clean-up of repealed sections, and amendments that will make the code compliant with recent and not-so-recent legislation. Planning Commission will continue discussing the amendments in October and will hold a public hearing during their November 15th Special Meeting. It is anticipated that Council will hold a public hearing and adoption in December.

Tree Management Code Enforcement

Please see the two reports regarding tree activity in Medina during September. The reports are from our Tree Code Consultant who is involved in new development projects, and from our arborist who is involved in hazardous tree evaluations, requests for private property tree removals, right of way tree management, and tree code enforcement.

In September our arborist toured Medina with our Public Works Supervisor to perform an annual inspection of right of way trees. The purpose of this annual inspection is to identify city owned trees which may be a hazard, and to generally stay current with the health of the city's public tree inventory.

We are working on formatting the reports and will adjust this over time to make them easier to read.

Construction Activity and General Medina Municipal Code Enforcement

Our September Code Enforcement Report highlights nine formal actions including the issuance of one Stop Work Order.

The Stop Work Order listed in the report was regarding a development project with repeated construction parking violations.

2021 Washington State Building Code

The state has been holding hearings regarding the potential adoption of the 2021 Washington State Building Code which includes the Washington State Energy Code (WSEC). Hearings on the Residential WSEC were held on September 29th in Yakima. A hearing on all other state mandated code adoptions was held in Yakima on September 30th and a second hearing will be held on October 14th in Olympia.

The new WSEC proposal has several changes which will further energy conservation and climate matters. In recent years WSEC iterations have had significant impact on Medina construction. Large homes that we often see in Medina are subject to more energy conservation restrictions than smaller homes.

Within the proposed 2021 WSEC there is a provision which will prohibit the installation of certain natural gas appliances in new homes. If the 2021 WSEC is adopted in its current form then both gas heat pumps, and gas water heaters will no longer be allowed in new home construction. This proposal was referred to at the hearing as the most ambitious environmental action regarding homes in the nation. Please see the Standard Energy Code Proposal Form provided with this report for a complete description of the code amendment proposal.

The state often uses “placeholder” code amendments which are relatively simple, but later are revisited and expanded. The potential prohibition of the two gas appliances will be the basis in the WSEC for the state to work from for additional restrictions on gas appliances in future code adoptions.

If the state adopts the 2021 building (including energy) codes, they will most likely become effective on July 1, 2022. Medina City Council will have opportunity to discuss the new codes prior to what will be a mandated adoption.

King County Pump Station Maintenance

In August we met with several representatives from the King County Department of Natural Resources. King County will be performing significant maintenance to the sewage pump station located at 633 81st Ave. NE. Existing pumps will be replaced among other associated maintenance work. Permit submittals should come to us early in 2023 with work starting in Spring of 2023. The maintenance work is currently estimated at a value of \$2,500,000. The work is necessary to assure that the pump station continues to operate as required.

We have started discussions with King County regarding their proposal for construction mitigations. A Construction Activity Permit will be required for this project, but due to proposals for work outside of what is allowed by our Municipal Code, additional mitigations

will be needed. The necessary construction mitigations have yet to be decided, but work hours and noise are known issues.

King County is proposing work that may have significant impacts on neighbors of the pump station including:

- Work at night while disconnecting and re-connecting permanent and temporary pipes
- Trucking at night during the disconnecting and re-connecting of temporary and permanent pipes
- Placement of temporary pumps outside of the building
- Placement of temporary automatic standby generators outside of the building

Please see the “Outreach Plan Medina Pump Station Upgrades” provided with this report. This Outreach Plan is an initial proposal by King County. The work that King County is proposing will need to conform to our Medina Municipal Code. It is likely that there will be requests for noise and work hours exemptions.