



CITY OF MEDINA

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Date:

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

Permitting

Permit application activity remained consistent through the summer. Typically permit applications slow late spring and early summer. September permit applications are now slowing somewhat as is normal at this time of year.

Local design professionals, contractors and others remain busy and do not see any slowing of construction in the foreseeable future which means that Medina's Development Services will also remain busy. Development Services activity in 2022 should resemble 2021.

As a result of steady permit activity through the summer we have held several Construction Activity Permit related Open Houses.

Staff

Our Development Services Coordinator Amber Taylor went onto leave while she took care of her new baby girl. During Amber's 4-month leave we had Tim Warner with us. Tim was from a temporary employment firm. Tim did a great job for us. In July Amber announced that she would not be returning to work at Medina, however she agreed to stay with us part-time and help through the transition from Tim to a new full time Development Services Coordinator. In August we advertised, and we were fortunate to have several good candidates to choose from. We hired Rebecca Bennett who started with us on September 7th. Amber will remain with us to train and support Rebecca as needed until mid-November.

Planning Commission

By Stephanie Keyser, Planning Manager

The Planning Commission did not meet in August.

To support housing for all economic segments of the population, E2SHB 1220 requires cities to allow transitional or permanent supportive housing in any zoning district that allows residential dwellings; in Medina this is every zoning district. While nothing can prevent one from coming into the city, there are guardrails that the city can adopt to ensure potential impacts are limited. This item will be placed on Planning Commission's work plan at the joint Planning Commission/City Council meeting on September 21st to begin in November. It is anticipated that Planning Commission will forward a recommendation to Council by February 2022 at the latest.

The draft of the tree code ordinance is on the city's website and available for public comment. Staff has received general tree questions but nothing specifically related to the proposed changes yet. A virtual open house has been scheduled for October 14th and Planning Commission will hold a public hearing on October 19th. It is anticipated that noticing of both events will be sent out to residents by mid-September.

Code Enforcement

We have been involved in some complex code enforcement actions the past two months. Here is a sample.

A property owner at the 2600 block of Evergreen Point Road removed trees and vegetation on a steep slope. No permits were applied for or issued by Medina for the work. The work allowed for an increased view corridor. The property was subsequently sold about the time we became aware of the code violations. An investigation resulted in the discovery that the steep slope was now subject to erosion and now had an increased potential of failure. The new property owner has been cooperative and hired a team of professionals to evaluate the steep slope and make recommendations for remediation. Our staff met with the owners' professionals and a plan was agreed upon. Immediate work necessary to temporarily secure the steep slope would be allowed while required permitting of permanent solutions were reviewed. Permits are near to being issued. Resolution of this code enforcement action is a priority.

The owner of a property on Upland Road built a structure in the side-yard setbacks. No permits from Medina had been applied for. Because the structure was incomplete, we issued a Stop Work Order. The property owner decided to apply for a variance to allow the structure to remain and began work on this with our staff. The variance application was never finalized, and we then issued a Notice of Violation in an effort to get the matter resolved. An appeal of the NOV has now been filed.

A new home project was completed several months ago. As part of our requirements a sound test was required to confirm that exterior mechanical appliances met our noise ordinance limits. The test failed. The builder sold the home and a new owner moved in under a Temporary Certificate of Occupancy pending resolution to the failed sound test. The builder discussed applying for a variance to construct a sound attenuation wall in the side-yard setback. The variance application was never made. The builder is working with City staff through his attorney towards a solution.

A property on north Evergreen Point was discovered to have several violations of our Municipal Code. An investigation based upon a complaint resulted in the discovery of a storage building constructed within the side yard setback, an 8'-0 tall fence, electrical work and pier repair all that had occurred without State or Medina permits. Additional code violations include dog feces that is not being collected, and barking dogs. The owner has voluntarily removed dogs from the property so that only 3 adults remain. However, there are several puppies still on the property. We are currently working towards a Voluntary Compliance Agreement with the property owner which would ultimately result in full code compliance.

Construction Activity Permit enforcement is something we try to be proactive with. We have corrected several parking and work hours violations over the summer as a routine.

Development Projects

There are two adjacent residential development projects that will be starting construction at about the same time. Both projects are in permit reviews now and both will be issued in late September or early October. The projects will last at least 18-months. We held Construction Activity open houses for each project in early August with one of the projects having two neighbors attend and other having none. Following the open houses, which also closed the comment period, we received several letters of concern from neighbors of the two projects. We arranged a meeting for all concerned neighbors and encouraged both property owners to attend. The meeting was held and concerns were answered. Staff coordinated a group email so that the project managers and the neighbors can communicate directly during the construction.

City Hall Air Quality

An Industrial Hygienist has been conducting air sampling and other associated evaluations of our City Hall building. The goal is to be able to confidently restore full use of our City Hall building by the public with the knowledge that it is safe healthy to be in. The result of the testing and evaluations will be a report which addresses the health and comfort of the air within City Hall.

Erosion Protection on Development Projects

Our consultant engineer has started a review of current development projects to assure that erosion control measures are correctly implemented. Erosion control inspections are a part of each inspection performed by our Deputy Building Official. Because we do not see all projects frequently we have our engineer inspect critical sites and larger projects each year at the beginning of Fall.

Helicopters

During the summer we received a call from a concerned resident regarding low flying helicopters over her property. Noise, safety and privacy were concerns. We researched our Municipal Code and also contacted the local office of FAA's Flight Standards District Office in Seattle on two occasions. We were told that the FAA regulations for helicopters are described in Title 14 of the Code of Federal Regulations.

The FAA has the authority to regulate aircraft. Helicopters are viewed differently than fixed wing aircraft by the FAA. Airplanes for example have minimum altitude requirements and helicopters do not unless there is a specified flight route. There is no specified flight route and no minimum altitude limits for helicopters flying over or adjacent to the City of Medina. FAA rules are generally based on safety and not noise with helicopters being seen as more safe than airplanes. The FAA would allow a helicopter to land in Medina. The Medina Municipal Code does not specifically prevent a helicopter from landing within the city.

Medina does regulate helicopters and other aircraft to some extent, at least on land and shorelines. In the Medina Municipal Code Chapter 10.60 Air Traffic it is required that aircraft follow air traffic rules. MMC Chapter 20.62 Shoreline Use Regulations prohibits helicopters and floatplanes from using Medina shoreline. MMC Chapter 8.06 Noise exempts sounds originating from aircraft in flight. MMC Chapter 8.06 regulates maximum permissible sound levels and a helicopter with the engine running while parked on the ground would likely violate our code at all Medina properties. Our noise ordinance and our shoreline ordinance effectively prevent helicopters from landing in Medina. Each local jurisdiction have their own regulations with

some allowing for helicopters to land inside the city outside of airports, some allow floatplanes, and most others have regulations similar to ours in Medina.

The concern by our resident about noise, safety and privacy from low flying helicopters is certainly valid, but our ability to regulate a flying aircraft is limited to complaints. Beyond our MMC we do not have the ability to enforce regulations on aircraft. However, the FAA can enforce violations through the Flight Standards District Office.

Monthly Applications Submitted

08/01/2021 – 08/31/2021

Permit Type	Submitted Date	Permit Number	Total Valuation	Address
B-ADD/ALT	3			
TOTAL B-ADD/ALT:	08/17/2021	B-21-086	\$875,035.00	2039 77TH AVE NE
B-DEM	1		\$875,035.00	
TOTAL B-DEM:	08/03/2021	D-21-013		2221 78TH AVE NE
B-FENCE	1			
B-FENCE	08/11/2021	B-21-085	\$10,000.00	7823 NE 14th St
TOTAL B-FENCE:	08/30/2021	B-21-094	\$10,000.00	7800 NE 28TH ST
B-GAS	2		\$10,000.00	
B-GAS	08/25/2021	G-21-029		2019 79th Ave NE
B-GAS	08/31/2021	G-21-031		8905 Groat Point Drive
B-GAS	08/12/2021	G-21-027		1791 EVERGREEN POINT RD
B-GAS	08/25/2021	G-21-028		3443 EVERGREEN POINT RD
B-GAS	08/31/2021	G-21-032		3265 Evergreen Pt Rd
B-GAS	08/10/2021	G-21-026		2053 77TH AVE NE
TOTAL B-GAS:	08/27/2021	G-21-030		560 OVERLAKE DR E

B-GATE	7			
B-GATE	08/02/2021	B-21-081		1655 73RD AVE NE
B-GATE	08/26/2021	B-21-088	\$26,600.00	3267 Evergreen Point Road
B-GATE	08/27/2021	B-21-090	\$150,000.00	7747 OVERLAKE DR W
TOTAL B-GATE:	08/27/2021	B-21-091	\$150,000.00	7747 OVERLAKE DR W
B-MECHANICAL	4		\$150,000.00	
B-MECHANICAL	08/12/2021	M-21-053	\$7,500.00	1791 EVERGREEN POINT RD
B-MECHANICAL	08/25/2021	M-21-054	\$18,072.36	2841 76TH AVE NE
B-MECHANICAL	08/25/2021	M-21-055	\$650.00	3443 EVERGREEN POINT RD
B-MECHANICAL	08/02/2021	M-21-049	\$6,980.00	2254 EVERGREEN POINT RD
B-MECHANICAL	08/09/2021	M-21-050	\$17,840.00	7660 NE 14TH ST
B-MECHANICAL	08/09/2021	M-21-051	\$1,600.00	2443 80TH AVE NE
B-MECHANICAL	08/10/2021	M-21-052	\$14,398.00	2665 EVERGREEN POINT RD
B-MECHANICAL	08/30/2021	M-21-056	\$19,000.00	8014 NE 27TH ST
B-MECHANICAL	08/30/2021	M-21-057	\$50,000.00	7800 NE 28TH ST
B-MECHANICAL	08/31/2021	M-21-058	\$28,000.00	8455 RIDGE RD

TOTAL B-MECHANICAL:	08/31/2021	M-21-059	\$2,306.00	2443 80TH AVE NE
B-PIER	11		\$2,306.00	
B-PIER	08/30/2021	B-21-093	\$212,875.00	3444 EVERGREEN POINT RD
B-PIER	08/26/2021	B-21-089	\$40,000.00	3436 EVERGREEN POINT RD
TOTAL B-PIER:	08/10/2021	B-21-084	\$158,690.00	202 OVERLAKE DR E
B-PLUMBING	3		\$158,690.00	
B-PLUMBING	08/19/2021	P-21-068		2621 78TH AVE NE
B-PLUMBING	08/31/2021	P-21-071		1661 77TH AVE NE
B-PLUMBING	08/16/2021	P-21-067		2226 79TH AVE NE
TOTAL B-PLUMBING:	08/16/2021	P-21-066		2604 79TH AVE NE
B-POOL/SPA	4			
TOTAL B-POOL/SPA:	08/27/2021	B-21-092	\$200,000.00	7545 NE 28TH PL
B-ROOF	1		\$200,000.00	
TOTAL B-ROOF:	08/20/2021	B-21-087		1898 77TH AVE NE
B-SFR	1			
B-SFR	08/10/2021	B-21-083	\$14,398.00	2665 EVERGREEN POINT RD
B-SFR	08/03/2021	B-21-082	\$1,200,000.00	2221 78TH AVE NE

TOTAL B-SFR:	08/31/2021	B-21-095	\$1,950,000.00	3242 Evergreen Point RD
CAP - CONSTRUCTION ACTIVITY PERMIT	3		\$1,950,000.00	
CAP - CONSTRUCTION ACTIVITY PERMIT	08/03/2021	CAP-21-027		2221 78TH AVE NE
TOTAL CAP - CONSTRUCTION ACTIVITY PERMIT:	08/17/2021	CAP-21-028		2039 77TH AVE NE
ENG-GRADING/DRAINAGE	2			
ENG-GRADING/DRAINAGE	08/31/2021	ENG-GD-21-022	\$1,950,000.00	3242 Evergreen Point RD
ENG-GRADING/DRAINAGE	08/03/2021	ENG-GD-21-018	\$22,500.00	2221 78TH AVE NE
ENG-GRADING/DRAINAGE	08/05/2021	ENG-GD-21-019	\$25,000.00	2659 EVERGREEN POINT RD
ENG-GRADING/DRAINAGE	08/27/2021	ENG-GD-21-021	\$12,000.00	7545 NE 28TH PL
TOTAL ENG-GRADING/DRAINAGE:	08/13/2021	ENG-GD-21-020	\$100,000.00	8000 NE 16TH ST
P-ADMIN APPEAL	5		\$100,000.00	
TOTAL P-ADMIN APPEAL:	08/31/2021	P-21-070		414 UPLAND RD
P-ADMIN SPECIAL USE	1			
TOTAL P-ADMIN SPECIAL USE:	08/31/2021	P-21-072		3242 Evergreen Point RD
P-CRITICAL AREAS REVIEW	1			
P-CRITICAL AREAS REVIEW	08/13/2021	P-21-064		8000 NE 16TH ST
TOTAL P-CRITICAL AREAS REVIEW:	08/05/2021	P-21-063		2659 EVERGREEN POINT RD

P-NON ADMIN VARIANCE	2			
TOTAL P-NON ADMIN VARIANCE:	08/23/2021	P-21-069		3239 EVERGREEN POINT RD
P-SEPA THRESHOLD	1			
TOTAL P-SEPA THRESHOLD:	08/13/2021	P-21-065		8000 NE 16TH ST
PW-RIGHT OF WAY	1			
PW-RIGHT OF WAY	08/20/2021	PW-ROW-21-061		3267 Evergreen Point Road
PW-RIGHT OF WAY	08/30/2021	PW-ROW-21-064		2621 78th AVE NE
PW-RIGHT OF WAY	08/30/2021	PW-ROW-21-068		7746 Overlake Dr W
PW-RIGHT OF WAY	08/17/2021	PW-ROW-21-060		8224
PW-RIGHT OF WAY	08/26/2021	PW-ROW-21-063		7800 NE 28TH ST
PW-RIGHT OF WAY	08/30/2021	PW-ROW-21-065		438 Upland Rd
PW-RIGHT OF WAY	08/30/2021	PW-ROW-21-067		8430 NE 10TH ST
PW-RIGHT OF WAY	08/04/2021	PW-ROW-21-057		7619 NE 16th Street
PW-RIGHT OF WAY	08/24/2021	PW-ROW-21-062		7858 NE 14TH ST
PW-RIGHT OF WAY	08/04/2021	PW-ROW-21-056		7329 NE 18TH ST
PW-RIGHT OF WAY	08/13/2021	PW-ROW-21-058		8335 OVERLAKE DR W

PW-RIGHT OF WAY	08/17/2021	PW-ROW-21-059		2226 79TH AVE NE
TOTAL PW-RIGHT OF WAY:	08/30/2021	PW-ROW-21-066		2627 78TH AVE NE
TREE-PERFORMANCE	13			
TREE-PERFORMANCE	08/05/2021	TREE-21-055		2659 EVERGREEN POINT RD
TREE-PERFORMANCE	08/17/2021	TREE-21-057		2039 77TH AVE NE
TREE-PERFORMANCE	08/31/2021	TREE-21-058		3226 78TH PL NE
TOTAL TREE-PERFORMANCE:	08/09/2021	TREE-21-056		821 83RD AVE NE
TREE-WITH BUILDING/DEVELOPMENT	4			
TOTAL TREE-WITH BUILDING/DEVELOPMENT :	08/31/2021	TREE-21-059		3242 Evergreen Point RD
Total # of Permits	1			
		73	\$7,288,444.36	



Monthly Issued Permit Report

August, 2021

Construction Value:	August 2021	August 2020	2021 YTM	2020 YTM	Difference
Accessory Structure	\$20,000.00	-	\$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	\$5,984,670.00	\$9,324,078.00	\$25,613,258.00	\$31,731,453.00	(\$6,118,195.00)
Repair / Replace	-	-	-	\$6,000.00	(\$6,000.00)
Wireless Comm. Facility	-	-	-	-	\$0.00
Total Value:	\$6,004,670.00	\$9,324,078.00	\$25,908,258.00	\$33,218,328.00	(\$7,310,070.00)

Permits Issued:	August 2021	August 2020	2021 YTM	2020 YTM	Difference
New Construction	2	4	13	14	(1)
Permit Extension	6	2	34	2	32
Accessory Structure	1	-	1	3	(2)
Addition / Alteration	-	-	-	2	(2)
Construction Mitigation	-	-	-	2	(2)
Demolition	2	4	17	16	1
Fence / Wall	-	-	2	-	2
Grading / Drainage	3	5	20	17	3
Mechanical	9	3	62	52	10
Other - Moving	-	-	-	-	0
Plumbing / Gas	-	1	-	38	(38)
Repair / Replace	-	-	-	1	(1)
Reroof	-	-	-	-	0
Right of Way Use	-	-	-	1	(1)
Tree Mitigation	3	9	47	44	3
Wireless Comm. Facility	-	-	-	-	0
Total Permits:	26	28	196	192	4

Inspections:	August 2021	August 2020	2021 YTM	2020 YTM	Difference
Building	102	96	645	432	213
	35	23	208	79	129
Engineering/Other	20	3	44	11	33
Tree	-	1	19	3	16
Total Inspections:	157	123	916	525	391