



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

Date: April 11, 2022
To: Honorable Mayor and City Council
Via: Stephen R. Burns, Interim City Manager
From: Steven R. Wilcox, Development Services Department Director
Subject: Development Services Department Monthly Report

Permit Activity

Permit activity in the first quarter of 2022 was very slow. However, you will see in the March permit report that the valuation of work to date is actually higher than at the same time in 2021. Volume does not always equate to the level of value. Permit value translates into permit fees which is one aspect that our budget considers.

April has started with more work coming in so the trend may be changing. In any case 2022 has started off unusual for Development Services regarding permit application volume.

We are closely watching our budget. Later in the second quarter there will need to be decisions made regarding the potential for a budget amendment proposal. However, right now it is too early to know for certain where 2022 is headed. With two quarters of work we will then be ready to make recommendations.

Planning Commission

By Stephanie Keyser

Planning Commission continued discussing average grade during their March 22nd meeting. The Commission has asked Staff to bring back more examples for the next meeting.

Development Services Committee

The newly formed Development Services Committee (DSC) met for the first time in March. The DSC is advisory to the Development Services Director. We had a really productive and positive meeting.

At our first meeting we discussed process associated with starting the Comprehensive Plan Update. The initial content of the update was discussed. Knowing the content will allow us to solicit consultants to help us with this project. With the initial content determined a Request For Proposal (RFP) can be issued. Responses to the RFP should give us comparable costs to evaluate. We currently

have three interested companies who will respond to our RFP. The RFP will also be publicly noticed. The cost of the consultant will be brought to Council.

The DSC also discussed the work that Planning Commission performed last year on our Tree Management Code. The DSC discussion was focused on how to move the Planning Commission's recommendation through to Council considering input from residents which came late in the process last Fall. Our Planning Manager will be discussing this in detail in May.

Tree Management Code Consultant

Our new Tree Code Consultant, Andrea Starbird began work with us in March. Andrea works for Tree Solutions Inc. We will also be contracting separately with an arborist.

Andrea is currently evaluating existing development sites for compliance with existing Tree Activity Permits.

March 2022 Permit Applications Submitted

03/01/2022 – 03/31/2022

| Permit Type | Submitted Date | Permit Number | Total Valuation | Address |
|-------------------------------|----------------|---------------|--------------------|-------------------------|
| ADVANCE DEPOSIT | 03/01/2022 | DEP00165 | | 2206 EVERGREEN POINT RD |
| ADVANCE DEPOSIT | 03/01/2022 | DEP00166 | | 632 EVERGREEN POINT RD |
| ADVANCE DEPOSIT | 03/01/2022 | DEP00167 | | 2205 78TH AVE NE |
| ADVANCE DEPOSIT | 03/01/2022 | DEP00168 | | 647 EVERGREEN POINT RD |
| ADVANCE DEPOSIT | 03/01/2022 | DEP00169 | | 3211 EVERGREEN POINT RD |
| ADVANCE DEPOSIT | 03/01/2022 | DEP00170 | | 935 88TH AVE NE |
| ADVANCE DEPOSIT | 03/03/2022 | DEP00171 | | 2841 76TH AVE NE |
| ADVANCE DEPOSIT | 03/09/2022 | DEP00172 | | 2436 82ND AVE NE |
| ADVANCE DEPOSIT | 03/24/2022 | DEP00173 | | 530 87TH AVE NE |
| TOTAL ADVANCE DEPOSIT: | 9 | | \$0.00 | |
| B-ACCST | 03/03/2022 | B-22-009 | \$34,000.00 | 414 UPLAND RD |
| TOTAL B-ACCST: | 1 | | \$34,000.00 | |
| B-ADD/ALT | 03/10/2022 | B-22-031 | | 8206 OVERLAKE DR W |
| B-ADD/ALT | 03/28/2022 | B-22-039 | | 7724 NE 8TH ST |
| TOTAL B-ADD/ALT: | 2 | | \$0.00 | |

| | | | | |
|---------------------|------------|----------|---------------|---------------------------|
| B-DEM | 03/15/2022 | D-22-004 | | 7617 NE 24TH ST |
| TOTAL B-DEM: | 1 | | \$0.00 | |
| B-GAS | 03/10/2022 | G-22-011 | | 1617 73RD AVE NE |
| TOTAL B-GAS: | 1 | | \$0.00 | |
| B-MECHANICAL | 03/25/2022 | M-21-080 | | 1312 Evergreen Point Road |
| B-MECHANICAL | 03/03/2022 | M-22-027 | | 3444 EVERGREEN POINT RD |
| B-MECHANICAL | 03/03/2022 | M-22-028 | | 2433 79TH AVE NE |
| B-MECHANICAL | 03/08/2022 | M-22-030 | | 538 OVERLAKE DR E |
| B-MECHANICAL | 03/15/2022 | M-22-031 | | 2611 EVERGREEN POINT RD |
| B-MECHANICAL | 03/10/2022 | M-22-032 | | 8206 OVERLAKE DR W |
| B-MECHANICAL | 03/15/2022 | M-22-034 | | 8232 OVERLAKE DR W |
| B-MECHANICAL | 03/16/2022 | M-22-035 | | 8810 NE 2ND PL |
| B-MECHANICAL | 03/17/2022 | M-22-036 | | 2643 Evergreen Point Road |
| B-MECHANICAL | 03/18/2022 | M-22-037 | | 841 86TH AVE NE |
| B-MECHANICAL | 03/24/2022 | M-22-040 | | 300 OVERLAKE DR E |
| B-MECHANICAL | 03/28/2022 | M-22-041 | | 1898 77TH AVE NE |

| | | | | |
|----------------------------|------------|---------------|---------------------|-------------------------|
| B-MECHANICAL | 03/31/2022 | M-22-042 | | 7613 OVERLAKE DR W |
| TOTAL B-MECHANICAL: | 13 | | \$0.00 | |
| B-PIER | 03/03/2022 | B-22-029 | \$18,000.00 | 3225 EVERGREEN POINT RD |
| B-PIER | 03/17/2022 | B-22-032 | \$250,000.00 | 1447 Evergreen Point Rd |
| TOTAL B-PIER: | 2 | | \$268,000.00 | |
| B-PLUMBING | 03/09/2022 | P-22-013 | | 3436 EVERGREEN POINT RD |
| B-PLUMBING | 03/25/2022 | P-22-014 | | 7545 NE 28TH PL |
| TOTAL B-PLUMBING: | 2 | | \$0.00 | |
| B-POOL/SPA | 03/02/2022 | B-22-022 | \$165,000.00 | 2005 EVERGREEN POINT RD |
| TOTAL B-POOL/SPA: | 1 | | \$165,000.00 | |
| B-ROOF | 03/21/2022 | B-22-036 | | 336 OVERLAKE DR E |
| TOTAL B-ROOF: | 1 | | \$0.00 | |
| PW-RIGHT OF WAY | 03/03/2022 | PW-ROW-22-027 | | 3265 Evergreen Point Rd |
| PW-RIGHT OF WAY | 03/11/2022 | PW-ROW-22-028 | | 2036 EVERGREEN POINT RD |
| PW-RIGHT OF WAY | 03/14/2022 | PW-ROW-22-030 | | 2244 77TH AVE NE |
| PW-RIGHT OF WAY | 03/24/2022 | PW-ROW-22-032 | | 1800 77TH AVE NE |
| PW-RIGHT OF WAY | 03/24/2022 | PW-ROW-22-033 | | 1221 Evergreen Point Rd |

| | | | | |
|--|------------|---------------|---------------------|-------------------|
| PW-RIGHT OF WAY | 03/24/2022 | PW-ROW-22-034 | | 425 86TH AVE NE |
| PW-RIGHT OF WAY | 03/28/2022 | PW-ROW-22-035 | | 1686 77TH AVE NE |
| TOTAL PW-RIGHT OF WAY: | 7 | | \$0.00 | |
| TREE-HAZARD EVALUATION | 03/14/2022 | TREE-22-026 | | 8105 NE 5TH ST |
| TOTAL TREE-HAZARD EVALUATION: | 1 | | \$0.00 | |
| TREE-PERFORMANCE | 03/02/2022 | TREE-22-022 | | 2841 76TH AVE NE |
| TREE-PERFORMANCE | 03/10/2022 | TREE-22-025 | | 7830 NE 12TH ST |
| TOTAL TREE-PERFORMANCE: | 2 | | \$0.00 | |
| TREE-WITH BUILDING/DEVELOPMENT | 03/03/2022 | TREE-22-023 | | 707 OVERLAKE DR E |
| TOTAL TREE-WITH BUILDING/DEVELOPMENT: | 1 | | \$0.00 | |
| Total # of Permits | 44 | | \$467,000.00 | |



Monthly Issued Permit Report

March, 2022

| Construction Value: | March 2022 | March 2021 | 2022 YTM | 2021 YTM | Difference |
|-------------------------|-----------------------|-----------------------|------------------------|-----------------------|-----------------------|
| Accessory Structure | \$70,000.00 | - | \$70,000.00 | - | \$70,000.00 |
| Addition / Alteration | - | \$2,072,522.94 | \$895,035.00 | \$2,595,522.94 | (\$1,700,487.94) |
| Fence / Wall | - | \$8,100.00 | \$78,500.00 | \$17,100.00 | \$61,400.00 |
| New Construction | \$1,908,531.00 | \$2,979,916.00 | \$9,553,837.00 | \$5,344,575.00 | \$4,209,262.00 |
| Repair / Replace | - | - | - | - | \$0.00 |
| Wireless Comm. Facility | \$70,000.00 | - | \$70,000.00 | - | \$70,000.00 |
| Total Value: | \$2,048,531.00 | \$5,060,538.94 | \$10,667,372.00 | \$7,957,197.94 | \$2,710,174.06 |

| Permits Issued: | March 2022 | March 2021 | 2022 YTM | 2021 YTM | Difference |
|------------------------------|------------|------------|------------|------------|------------|
| New Construction | 1 | 1 | 4 | 2 | 2 |
| Permit Extension | 5 | 15 | 11 | 24 | (13) |
| Accessory Structure | 1 | - | 1 | - | 1 |
| Addition / Alteration | 1 | 3 | 3 | 8 | (5) |
| Construction Activity Permit | 1 | 2 | 8 | 4 | 4 |
| Demolition | 2 | 1 | 5 | 3 | 2 |
| Fence / Wall | - | 1 | 3 | 3 | 0 |
| Grading / Drainage | 2 | 1 | 5 | 2 | 3 |
| Mechanical | 15 | 7 | 32 | 22 | 10 |
| Other - Moving | - | - | - | - | 0 |
| Plumbing / Gas | 3 | 5 | 14 | 23 | (9) |
| Repair / Replace | - | - | - | - | 0 |
| Reroof | - | - | - | - | 0 |
| Right of Way Use | 11 | 5 | 23 | 20 | 3 |
| Tree Mitigation | 6 | 7 | 19 | 13 | 6 |
| Wireless Comm. Facility | 1 | - | 1 | - | 1 |
| Total Permits: | 49 | 48 | 129 | 124 | 5 |

| Inspections: | March 2022 | March 2021 | 2022 YTM | 2021 YTM | Difference |
|---------------------------|------------|------------|------------|------------|------------|
| Building | 91 | 84 | 263 | 226 | 37 |
| | 38 | 21 | 65 | 54 | 11 |
| Engineering/Other | 6 | 3 | 17 | 10 | 7 |
| Tree | 15 | 4 | 21 | 5 | 16 |
| Total Inspections: | 150 | 112 | 366 | 295 | 71 |



Code Enforcement for March

Report run on: 04/01/2022 01:28 PM

| Case Number | Case Type | Case Status | Assigned To | Address | Case Text |
|-------------|-------------------------|-------------|-------------|-------------------------|--|
| CC-2022-031 | FORMAL, WRITTEN WARNING | COMPLETED | Rob Kilmer | 1637 77TH AVE NE | <p>Description: Construction related vehicles parked in ROW</p> <p>Action Taken: Formal Warning issued to project Agent via email, mail, and certified mail.</p> |
| CC-2022-032 | STOP WORK ORDER | COMPLETED | Rob Kilmer | 8847 NE 2ND PL | <p>Description: Construction of a small accessory structure observed within property setbacks.</p> <p>Action Taken: Communicated with the homeowners and verified that the structure was not in compliance with the setback requirements of the Medina Municipal Code. Homeowners have now disassembled the structure.</p> |
| CC-2022-033 | SIGN VIOLATION | COMPLETED | Rob Kilmer | 8398 NE 12TH ST | <p>Description: Commercial sign placed in shoulder of Right of Way.</p> <p>Action Taken: Retrieved sign and notified business that commercial advertising signs are not permitted to be displayed in the City.</p> |
| CC-2022-034 | FORMAL, WRITTEN WARNING | COMPLETED | Rob Kilmer | 3430 EVERGREEN POINT RD | <p>Description: Multiple construction-related vehicles parked along Right of Way at Southeast Corner of 78th Place NE & Evergreen Point Road.</p> <p>Action Taken: Issued formal, written warning to the project Agent.</p> |
| CC-2022-035 | GENERAL | COMPLETED | Rob Kilmer | 2857 76TH AVE NE | <p>Description: Report of Park and Ride being used by construction related workers</p> <p>Action Taken: Investigated and determined that the construction workers are being dropped off at the park and ride by a shuttle to comply with off-site parking agreement of CMP permit.</p> |
| CC-2022-036 | GENERAL | COMPLETED | Rob Kilmer | 2604 79TH AVE NE | <p>Description: Construction related vehicle parked partially in ROW</p> <p>Action Taken: Spoke with driver to educate about construction parking requirements. Driver moved vehicle.</p> |



Code Enforcement for March

Report run on: 04/01/2022 01:28 PM

| Case Number | Case Type | Case Status | Assigned To | Address | Case Text |
|-------------|---------------|-------------|-------------|------------------------|--|
| CC-2022-037 | GENERAL | COMPLETED | Rob Kilmer | 854 EVERGREEN POINT RD | <p>Description: Report of construction being performed without proper permits.</p> <p>Action Taken: Visited site and spoke with site manager. Activities currently being performed, cabinetry, countertops, repainting, do not require a permit. Future work to add skylights will require a building permit, but they are not ready to apply for this yet.</p> |
| CC-2022-038 | ROW VIOLATION | COMPLETED | Rob Kilmer | 619 84TH AVE NE | <p>Description: Construction related vehicle parked in ROW</p> <p>Action Taken: Warning sent to project agent that the vehicle must be removed immediately per the conditions of the project's revised parking agreement.</p> |
| CC-2022-039 | GENERAL | COMPLETED | Rob Kilmer | 8417 NE 10TH ST | <p>Description: Potential construction related vehicles parked in ROW</p> <p>Action Taken: Spoke with drivers and determined the vehicles to be related to landscaping work exempt from parking rules.</p> |
| CC-2022-040 | GENERAL | COMPLETED | Rob Kilmer | 2450 78TH AVE NE | <p>Description: Report of potential construction related vehicles parked in ROW.</p> <p>Action Taken: Investigated site. First vehicle belongs to an AV installer working for a private homeowner across the street. Second vehicle is a privately owned truck. All Construction related vehicles were parked within the private-property boundaries of the site.</p> |
| CC-2022-041 | GENERAL | COMPLETED | Rob Kilmer | 8819 NE 2ND PL | <p>Description: Potentially construction related vehicles parked in ROW</p> <p>Action Taken: Investigated and determined that the vehicles belong to a landscaping crew in the process of loading landscaping rocks onto a flat-bed hauling truck. Workers moved two vehicles out of the ROW and stated that the flat-bed truck would be able to leave in 15-20 minutes. The truck was gone the next time I passed by.</p> |



King County Recorder's Office
 500 Fourth Ave, Rm 430
 Seattle, WA 98104
 (206) 477-6620

Monthly REET Distribution Report

From 3/1/2022 to 3/31/2022

Print Date: 4/4/2022 8:59 AM

Jurisdiction: MEDINA

| Excise Tax Number | Recorded Date | Conveyance Doc | Sale Date | Taxable Selling Price | CIP 1 | CIP 2 | CIP 1 INT | CIP 2 INT | COUNTY | Total Local | Jurisdiction | Tax Amount | Tax Exempt |
|-----------------------------|---------------|-----------------------------|------------|-----------------------------------|------------------|-----------------------|-------------|----------------------------|-----------------|-------------------|--------------|-------------------|------------|
| Jurisdiction: MEDINA | | | | | | | | | | | | | |
| 3175660 | 3/2/2022 | WARRANTY DEED | 02/26/2022 | 4,500,000.00 | 11,137.50 | 11,137.50 | 0.00 | 0.00 | 1,584.15 | 23,859.15 | MEDINA | 127,050.00 | N |
| | | Grantor: VAN SANT, PETER R | | Grantee: SEA21G LLC, | | Parcel ID: 5424700190 | | Instrument: 20220302001510 | | | | | |
| 3175769 | 3/3/2022 | WARRANTY DEED | 02/08/2022 | 2,568,000.00 | 6,355.80 | 6,355.80 | 0.00 | 0.00 | 748.11 | 13,459.71 | MEDINA | 60,510.00 | N |
| | | Grantor: MINCIO, KEVIN | | Grantee: 2020 EPR LLC, | | Parcel ID: 3262300335 | | Instrument: 20220303000647 | | | | | |
| 3177485 | 3/14/2022 | WARRANTY DEED | 03/07/2022 | 10,030,000.00 | 24,824.25 | 24,824.25 | 0.00 | 0.00 | 4,017.35 | 53,665.85 | MEDINA | 320,600.00 | N |
| | | Grantor: WANG, TAO | | Grantee: COLLERAN, WILLIAM THOMAS | | Parcel ID: 2470100010 | | Instrument: 20220314000674 | | | | | |
| 3178073 | 3/16/2022 | WARRANTY DEED | 03/16/2022 | 3,050,000.00 | 7,548.75 | 7,548.75 | 0.00 | 0.00 | 946.15 | 16,043.65 | MEDINA | 76,300.00 | N |
| | | Grantor: YOUNG, JONATHAN R | | Grantee: WANG, SIDA | | Parcel ID: 5425700085 | | Instrument: 20220316000867 | | | | | |
| 3178263 | 3/17/2022 | WARRANTY DEED | 03/07/2022 | 6,980,000.00 | 17,275.50 | 17,275.50 | 0.00 | 0.00 | 2,675.35 | 37,226.35 | MEDINA | 213,850.00 | N |
| | | Grantor: FONTOURA, MARCUS F | | Grantee: WANG, SHUO | | Parcel ID: 3262300725 | | Instrument: 20220317000801 | | | | | |
| MEDINA Subtotal: | | | | 27,128,000.00 | 67,141.80 | 67,141.80 | 0.00 | 0.00 | 9,971.11 | 144,254.71 | | 798,310.00 | |
| Count: | 5 | Report Totals: | | 27,128,000.00 | 67,141.80 | 67,141.80 | 0.00 | 0.00 | 9,971.11 | 144,254.71 | | 798,310.00 | |