



MEDINA, WASHINGTON
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**PLANNING COMMISSION
REGULAR MEETING
MEDINA CITY HALL COUNCIL CHAMBERS
Tuesday, June 26, 2018
6:00 PM**

MINUTES

A. CALL TO ORDER 6:00 PM

The Planning Commission meeting of June 26, 2018, was called to order at 6:02 p.m. by Chair Schubring.

B. ROLL CALL

Commissioners Present: Nelson, Preston, Reeves and Schubring

Commissioners Absent: Carlson, Langworthy and Truitt (Excused)

Staff Present: Wilcox, McKenna, Miner, Haworth and Pesek

C. ANNOUNCEMENTS

Wilcox made the following announcements:

- On June 26, Council and Planning Commission held their quarterly lunch meeting and discussed the Commissioners work program.
- Council held a hearing on School-Related Zoning Code Amendments and the Area-Wide Zoning Map Amendments at their June 11th meeting. The hearing remains open to address some minor amendments requested by Council. With staff assistance, the City Attorney has finalized the draft ordinance which will be considered by the Council at their regular July 9th meeting.
- The City is in the process of recruiting for a Planning Manager position.
- Introduced Emily Miner, Assistant City Attorney.

D. APPROVAL OF MINUTES

1. Minutes from the May 22, 2018, regular meeting:
Commissioner Preston noted a correction to the May 22, 2018 meeting minutes.

ACTION: Motion Nelson second Reeves. Approved 4-0 with amendment.

E. AUDIENCE PARTICIPATION

None

F. PUBLIC HEARINGS

1. QUASI JUDICIAL:

1. Level 2 Tailored Construction Mitigation Plan, File No. CMP-17-021 7545 NE 28th Place

Applicant: Dana Oliver & Eric Whiting of Overbrook Construction (agents)

Summary: Redevelopment of a residential lot by demolishing the existing structure and constructing a new single-family dwelling and appurtenant structures. Work includes exporting up to 2,394 cubic yards of earth and removing 14 significant trees. Work will occur in a geologically hazardous area.

Chair Schubring administered the Appearance of Fairness:

- Commissioner Nelson disclosed he knows he knows the applicant, Eric Whiting.
- Commissioner Reeves disclosed he knows Amy Pellegrini, who is employed by the applicant and was present.

There were no challenges to the Commissioners deciding the matter.

Cristina Haworth, City Planning Consultant, presented a summary of the staff report, adding an email correspondence from the City's Geo Technical Engineer Consultant, as exhibit 11 and, amending exhibit 4C with correct Notice of Hearing. Haworth recommended approving the Construction Mitigation Plan subject to the 17 conditions in the staff report.

Eric Whiting, applicant, responded to questions from the Commissioners.

Commissioners asked questions and discussed the staff report.

ACTION: Motion Nelson second Reeves to approve Construction Mitigation Plan CMP-17-021 with the 17 conditions in the staff report and with the following amendments:

- Amend exhibit 4C.
- Add exhibit 11.
- Amend legal description in Part 1 – General Information, to match legal description in exhibit 3.
- Amend applicant/agent name to Dana Oliver, removing Eric Whiting.
- Amend Temporary Blockage of Lane or Driveway Access by checking box *prior to start of construction or demolition, a 24" x 24" sign shall be posted.*
- Amend conclusion 2:I by removing *NAME OF FIRM* and adding *Keith Johnson and William Change of GEO GROUP NORTHWEST, INC.*
- Add condition of fencing to obscure dumpster.
- Add condition of fencing to obscure on-site portable toilet.

Approved 4-0.

2. Level 2 Tailored Construction Mitigation Plan and Site Plan Review, File No. CMP-17-028 and PL-17-041

1201 Evergreen Point Road

Applicant: Carrie Anderson of Stuart Silk Architects (agent)

Summary: Redevelopment of a residential lot by demolishing the existing structures and constructing a new single-family dwelling and appurtenant structures. Work includes exporting up to 1,600 cubic yards of earth and importing up to 600 cubic yards of earth, and removing six significant trees. Work will occur in a geologically hazardous area.

Chair Schubring administered the Appearance of Fairness:

- Commissioner Nelson disclosed he knows the applicant, Stuart Silk, and he lives near the project.

There were no challenges to the Commissioners deciding the matter.

Sean Pesek, City Planning Consultant, presented a summary of the staff report, adding an additional site plan as exhibit 11. Pesek recommended approving the Construction Mitigation Plan subject to the 18 conditions in the staff report.

Erik Bredberg, applicant, presented a Statement of Finding/Engineer Credentials written by Robert Ward of GEOTECH CONSULTANTS, INC. and responded to questions from the Commissioners.

Commissioners asked questions and discussed the staff report.

ACTION: Motion Preston second Nelson to approve Construction Mitigation Plan CMP-17-028 and Site Plan Review PL-17-041 with the 18 conditions in the staff report and with the following amendments:

- Amend condition 14, eliminating *exhibit 6* and adding *exhibit 11*.
- Amend Mitigation Plan Manager work-hours telephone number.
- Amend page 8 of 9 of the Construction Mitigation Permit, unchecking *No cranes will be used* and checking *A crane will be used during construction* and defining crane as boom-truck/mobile crane with maximum 50 ft. radius.
- Add Statement of Finding/Engineer Credentials as exhibit 12.

Approved 4-0.

G. OTHER BUSINESS

Wilcox and Commissioners discussed the August 28th Planning Commission Meeting.

ACTION: Motion Reeves second Nelson to cancel the August 28, 2018 Planning Commission Meeting. Approved 4-0.

H. ADJOURNMENT

Motion Preston second Reeves; the Commission adjourned the Regular Meeting at 7:45 p.m.

Minutes taken by:



Kristin McKenna

Development Services Coordinator