

CITY OF MEDINA
Planning Commission Special Meeting

*August 25, 2015
6:00 p.m.*

*Three Points Elementary School
7800 NE 28th Street*

CALL TO ORDER

The Planning Commission special meeting of August 25, 2015, was called to order at 6:10 PM by Chair Reeves.

ROLL CALL

Present: Chair Randy Reeves, Jeanne Carlson, David Doud (arrived 6:18 pm), Mark Nelson and Vice-Chair Shawn Schubring.

Absent: Seethu Babu and Peter Papano (both excused)

Staff Present: Robert Grumbach, Development Services Director
Cristina Haworth, City Planning Consultant
Kristin McKenna, Development Services Coordinator

ANNOUNCEMENTS (6:12 PM)

Grumbach made the following announcements:

- City Council will hold a public meeting on the Comprehensive Plan amendments at their September 14th meeting.

APPROVAL OF MINUTES (6:13PM)

MOTION NELSON/ SECOND CARLSON TO APPROVE THE MINUTES OF THE JULY 28, 2015, PLANNING COMMISSION MEETING. APPROVED 4- 0. (6:13 PM)

AUDIENCE PARTICIPATION (6:13 PM)

There was no audience participation.

PUBLIC HEARINGS (6:14 PM)

QUASI-JUDICIAL:

- 1) **Revision to Level 2 Tailored CMP. File No. CMP-12-002**
Site Address: 3101 Evergreen Point Road (SR-520 Right-Of-Way)
Applicant: Ben Nelson, Kiewit/General/Mason
Proposal: Revision to an approved Level 2 Tailored Construction Mitigation Plan regarding the closing of the tow SR 520 construction ramps.

Chair Reeves stated that this was a quasi-judicial matter and asked if Planning Commission members had any disclosures related to the Appearance of Fairness Doctrine. Schubring disclosed that about 50 years ago his grandfather worked for Kiewit. Schubring confirmed he would be fair and impartial. Nelson disclosed that while he was on Medina City Council he represented the City in meetings involving SR 520 and the design of the bridge. He also stated that his son had worked for Kiewit Construction, but no longer does. Nelson confirmed he would be fair and impartial. Reeves disclosed brief discussions he had with a couple of resident about the subject. Reeves confirmed that he would be fair and impartial.

Chair Reeves asked if there were any challenges to any Planning Commission members participating in the hearing. There were no challenges.

Chair Reeves explained how the hearing would be conducted.

Grumbach gave the oath to Cristina Haworth, City Planning Consultant. Haworth submitted a public comment received on August 25, 2015 and labeled exhibit 11. She also stated a correction in the staff report. Haworth presented a summary of her staff report including proposed modifications to haul routes, parking and staging areas, estimated truck loads and other mitigation measures. Haworth recommended approval of the revised Construction Mitigation Plan subject to the 10 conditions proposed in the staff report.

Haworth responded to questions from the Commissioners regarding traffic plans, peak hauling days, hauling routes, utilizing barges to import/export materials as an alternative to using trucks and paving/repairing 24th and Evergreen Point Road after the completion of the project.

Police Chief Steve Burns responded to questions from the Commissioners after they asked about monitoring speed and truck size.

Grumbach gave the oath to applicant Dave Stegeman. He started by giving an overview of the project. Stegeman confirmed the west ramp closure is scheduled for October 2015 and the east ramp closure is scheduled for spring of 2016. Stegeman responded to questions from the Commissioners and public comment. He highlighted KGM's efforts to coordinate with Medina police, the City of Bellevue and local schools to minimize impacts. He reiterated they do not have an option to keep the construction ramps open if they are to complete the project so they will need to haul truckloads over the roads to access the site. Stegeman also noted their preference and extensive use of barges, but stated this is not physically possible for parts of the project due to shoreline restoration and shallow water conditions. He also stated a preference to avoid working weekends, but need to do so when necessary. He objected to the condition prohibiting truck movement near the school bus stop before and after pick-up, but agreed to sweep the streets. Stegeman requested the ability to use truck/trailer combinations in which they would use flaggers for safety purposes.

Chair Reeves opened the hearing to public testimony.

Grumbach gave the oath to Dhanvant Madhani. He asked for the haul route to be resurfaced prior to the project starting and then again after the project is complete. He said it would reduce noise levels.

Grumbach gave the oath to Tom Edmonds. He commented on the haul route listed in the staff report. He said he would like to see alternative haul routes in order to equalize traffic on NE 24th, such as using NE 12th and Evergreen Point Road. He also proposed the installation of a crosswalk at NE 78th Avenue and NE 24th street.

Grumbach gave the oath to Sam Furgason. He commented on the method used on determining the average number of haul trips. He also commented on the number of employees and contractors that would be traveling back and forth on the roads and suggested initiating the shuttle service earlier in the project to reduce traffic for both environmental purposes and sheer volume. He also suggested utilizing the transit center as a pick up and drop off point. Furgason commented on exceptions stating each exception should come with a price. He suggested that if the project is not completed by 2016 that employees be required to use public transit to access the site.

Grumbach gave the oath to Wady Milner. She thanked the Commissioners for asking tough questions and looking out for the interests of the residents of Medina. She said it was important, as citizens, to understand if they are getting an independent view of some of the matters that are being presented by the applicant and the duty of the City to follow through on that. She requested that truck haul times be limited during school hours. Milner expressed deep safety concerns regarding the use of truck/trailer combination. She also asked to have crosswalks installed at 24th and Evergreen Point Road.

Grumbach gave the oath to Marie Byrne. She commented on the infrastructure and how much she is impacted by the volume of traffic. She said in the past she had a water main break. Byrne also expressed concerns about sleep patterns and being able to safely leave her driveway due to all the traffic and traffic noise.

There was no other public testimony.

The Commissioners asked the applicant to respond.

Stegeman responded to the road resurfacing indicating he thought it was a good idea to repair things such as pot holes because it reduces further damage and erosion to the city streets, but would be opposed to a full removal and resurfacing. He also opposed the comment about shuttling earlier than March 2016 saying it would create earlier than necessary activity such as employees arriving in the community earlier and buses running earlier in order to get employees to the job site on time. He also said that since the transit center was finished, many of the employees use public transit to get to the job site.

Further discussion occurred among the Commissioners on the issues that had been raised.

MOTION SCHUBRING / SECOND CARLSON TO APPROVE THE APPLICATION FOR A REVISED LEVEL 2 TAILORED CONSTRUCTION MITIGATION PLAN CMP-12-002 WITH CONDITIONS SET FORTH IN THE STAFF REPORT WITH SEVERAL ANTICIPATED AMENDMENTS. (8:10 PM)

Discussion on the motion followed.

MOTION DOUD THAT THE APPLICANT SHALL CONDUCT A TRAFFIC STUDY TO DETERMINE IMPACTS PRIOR TO DECIDING THE CONSTRUCTION MITIGATION PLAN. MOTION DIES FOR LACK OF A SECOND (8:26 PM)

Further discussion on the main motion followed. There was a consensus to have each of the Commissioners place their amendments on the table for discussion before taking action.

AMENDMENT 1 - SCHUBRING: ADD A CONDITION REQUIRING AN ACTION PLAN FOR NON-EMERGENCY EVENTS INVOLVING CONSTRUCTION ACTIVITY PRIOR TO FIRST RAMP CLOSURE.

AMENDMENT 2 - DOUD: AMEND CONDITION 7 BY REVISING SCHOOL BUS STOP PICKUP AND DROP OFF TRUCK PROHIBITION FROM 30 MINUTES BEFORE AND AFTER TO 45 MINUTES BEFORE AND AFTER.

AMENDMENT 3 - NELSON: ADD A CONDITION THAT THE CITY OF MEDINA HIRE A TRAFFIC ENGINEER, PAID FOR BY THE APPLICANT, TO COUNT AND MONITOR CONSTRUCTION TRAFFIC AND TO PROVIDE A REPORT TO THE CITY AT 3 MONTHS AND 6 MONTHS AFTER THE CLOSING OF THE FIRST RAMP FOR COMPLIANCE WITH ADOPTED LEVELS OF SERVICE AND IF THE TRAFFIC IMPACT FALL BELOW ADOPTED LEVELS OF SERVICE THE TRAFFIC ENGINEER WILL RECOMMEND ADDITIONAL MITIGATION MEASURES THAT WILL APPLY TO THE PROJECT.

AMENDMENT 4 - NELSON: ADD A CONDITION TO COORDINATE WITH PUBLIC WORKS DEPARTMENT TO IDENTIFY POTHOLES AND FILL POTHOLES IN.

AMENDMENT 5 - DOUD: ADD A CONDITION TO COORDINATE WITH PUBLIC WORKS DEPARTMENT TO INSTALL SIGNAGE ALONG HAUL ROUTES TO WARN OF TRUCK TRAFFIC.

The Commissioners discussed each of the amendments as they were presented.

MOTION TO AMEND BY REVISING CONDITION 7 AND ADDING FOUR NEW CONDITIONS AS STATED ABOVE. APPROVED 3 – 2 (SCHUBRING AND CARLSON OPPOSED). (9:10 PM).

ORIGINAL MOTION TO APPROVE THE APPLICATION FOR A REVISED LEVEL 2 TAILORED CONSTRUCTION MITIGATION PLAN, FILE NO. CMP-12-002 WITH CONDITIONS IN THE STAFF REPORT AS AMENDED. APPROVED 5- 0. (9:12 PM)

ADJOURNMENT

MOTION NELSON / SECOND CARLSON TO ADJOURN THE AUGUST 25, 2015, PLANNING COMMISSION MEETING. APPROVED 5 - 0. (9:15 PM)

The next regular Planning Commission meeting is scheduled for Tuesday, September 22, 2015 at 6:00 PM.

Minutes taken by:



Kristin McKenna
Development Services Coordinator