

CITY OF FIFE
PLANNING COMMISSION
MINUTES OF MEETING

Fife City Hall

August 3, 2009
7:00 p.m.

CALL TO ORDER –

The Planning Commission meeting was called to order at 7:05 pm with the following present:

Commissioners: Chairman Jim Call, Donald Alveshere, Richard Garchow, and Fred Thomas

Absent: Shannon Thornhill, Jeff Brown, Doug Fagundes

Staff present: Planner 1 Chris Pasinetti and Senior Administrative Assistant Katie Bolam

Public present: John Fietz, 5920 28th St E, Fife

APPROVAL OF MINUTES –

Commissioner Garchow moved, seconded by Commissioner Thomas, to accept the minutes of June 1, 2009. The vote passed 4-0.

Commissioner Thomas moved, seconded by Commissioner Garchow, to accept the corrected minutes of May 4, 2009. The vote passed 4-0.

NEW BUSINESS

a. Population Allocation

Planner Pasinetti presented an overview of the population allocation concept. Starting with the state's Growth Management Act and working through the Puget Sound Regional Council's Vision 2040, the concept gets worked into our Comprehensive Plan's community goals, codified in our development regulations, ending in issued permits. Vision 2040's findings include:

- Puget Sound will need to accommodate 1.7 million people and 1.2 million jobs by 2040.
- Designated "Population Centers" named where growth is expected to be targeted.
- Fife, along with University Place, is newly included in the "Large Cities" category.

Statistically, Fife has a housing capacity of 1,849, according to the 2005 Pierce County Buildable Lands Report. Worth noting is that the 2010 report will be very different, due to two major changes that have occurred since: the building height increase on the Pacific Hwy corridor, and the newly-created Community Mixed Use zone, both of which result in an increased housing capacity. According to Vision 2040, Fife will need to accommodate 1,900 dwelling units by 2030. Planner Pasinetti indicated a thumbs-up to Fife's ability to meet that requirement.

Commissioners Thomas and Call led some discussion regarding the Buildable Lands numbers and the water supply, with Chairman Call pointing out the expense associated with putting the Holt well on line. Planner Pasinetti referred the commissioners to Public Works Director Russ Blount with questions on that.

Vision 2040's plan allocated 16,000 in population growth to the "large cities," those being Fife and University Place. At a meeting between staff from UP, Pierce County and Fife, negotiations resulted in lowering that number to 10,000, with 6,000 being absorbed by unincorporated Pierce County. Of the 10,000 to be allocated to Fife and UP, Fife's share is 1,900, based on the current percentage of population difference between the two cities. Therefore, Planner Pasinetti is asking for a general agreement from the commission that Fife accept the allocated population growth of 1,900 over the next 21 years (by 2030).

Chairman Call quoted a recent statistic about Fife having the 2nd highest violent crime rate in the state, and wondered if that crime was higher in particular zones. Planner Pasinetti said he will check those statistics with the police dept and report back.

Commissioner Alveshere referred to the chart on page 19, and asked if Fife would be expected to pick up more than our allocation in the event that University Place can't accommodate theirs,. Planner Pasinetti said Fife would not be expected to pick up more, and the requirement is based on showing effort, not on actually growing by that particular number. The Buildable Lands report is just a benchmark, a beginning, for planning to occur. He said that he would double-check and report back, though. Also, Commissioner Alveshere asked if there is a benefit to Fife for catching the 10,000 mark in overall population (currently at 7,525 plus the 1,900 allocation gets us close). Planner Pasinetti answered there is no benefit for getting to the 10,000 number.

Commissioner Thomas stated that he has no problem with the figures presented, so long as there are no serious consequences to failing to meet those expectations. Planner Pasinetti answered that there are no pending consequences at this time, just a commitment by Fife to take "reasonable measures" to meet the growth requirements, a very ambiguous term. Commissioner Garchow clarified his understanding that we are just showing a good faith effort.

Commissioner Alveshere stated that it makes sense to make proper planning a priority, taking into account traffic patterns, water/sewer availability, etc.

Chairman Call commented that he assumes these population numbers will be met by making way for more high density land uses. Planner Pasinetti said that it depends on land value, that development will occur according to what makes the most sense in terms of the value of the land, and that isn't always going to be high density.

Commissioner Garchow commented that it seems like Fife has much more buildable lands than University Place. Planner Pasinetti said that's true, as well as more employment capacity.

All four commissioners indicated a general agreement to accept a housing capacity of 1,900.

No action required.

**b. & c. CPA09-03 & 09-04 – Covered in OLD BUSINESS, below.
OLD BUSINESS**

a. Comprehensive Plan Amendments

Commissioner Call opened the Public Meeting for the Comprehensive Plan Amendments. There was no public comment, and the Public Meeting was closed.

Commissioner Alveshere stressed his view that the pedestrian crossing at 54th go forward. The underpass plans are too far off to not complete an at-grade crossing. Chairman Call agreed, commenting on the importance of public access to both sides of the tracks.

Commissioner Alveshere conveyed his surprise to see the 70th Ave bridge so far down the list.

Planner Pasinetti referred to the school districts' Capital Facilities Plans, stating that the biggest detail, the impact fees, are not included in this item – they are adopted separately in the spring. Next, both Fife and Puyallup high schools have remodeling/addition plans, and Puyallup has voted to close Hilltop Elementary, which will raise numbers at Fife-served Northwood Elementary, and Northwood has undefined future plans for a completely new building.

Commissioner Garchow asked if there's been specific discussion to move the bus barn. Planner Pasinetti said he's unsure of that, but the school district has indicated that it would like a less-expensive property for it.

Commissioner Alveshere commented that Fife is indicating substantial gains for the high school, and is wondering how the capacity is for the younger grades. Planner Pasinetti answered that he will check and report back; also, that he had invited district representatives to attend tonight's meeting but they were unable to. He will again invite them when this is presented to council.

Commissioner Thomas asked what goes in to lowering the impact fee. Discussion ensued, with ideas centered around the fact that housing development dropped dramatically so perhaps improvement plans were scrapped. Commissioner Garchow asked when the impact fee gets paid; Sr. Admin. Asst. Bolam answered that it is at the time of building permit issuance. Planner Pasinetti said that typically council adopts Fife School District's requested amount.

Planner Pasinetti introduced the Facilities Needs Study that is presented for adoption by reference. Chairman Call expressed excitement at the possibility of a youth center. Commissioner Alveshere said it is enlightening, especially the insight of which aspects must come before others. Chairman Call said he is surprised how fast the police/courts outgrew their facilities, highlighting the need for this study to help with future planning. Commissioner

Alveshere noted that the population figures on page 1 are a little skewed compared to the population allocation discussion from earlier in the agenda.

Commissioner Alveshere moved to accept the different components of the Comprehensive Plan Amendments. Commissioner Thomas seconded. The motion passed 4/0.

PROFESSIONAL ITEM OF INTEREST

Some discussion ensued about this article. Chairman Call said he'd like to see the trail completed from Valley Ave to 20th Street.

ADJOURNMENT

Commissioner Alveshere moved, seconded by Commissioner Garchow, to adjourn the meeting at 8:20 p.m. Motion carried 4-0.