

**CITY OF FIFE**  
**PLANNING COMMISSION**  
**MINUTES OF MEETING**

Fife City Hall

May 3, 2010  
7:00 pm

**CALL TO ORDER –**

The Planning Commission meeting was called to order at 7:04 pm with the following present:

Commissioners: Chairman Jim Call, Spence Braden, Richard Garchow and Fred Thomas and Doug Fagundes

Absent: Commissioners Jeff Brown and Shannon Thornhill

Staff: Associated Planner Chris Pasinetti, Planner Chris Larson and Senior Administrative Assistant Katie Bolam

Public: Jim Bolinger, Mega Brands; Bernard Erni, Mega Brands; Brian Devereux, Puyallup School District

**APPROVAL OF MINUTES –**

- a. **Minutes of March 1, 2010** – Commissioner Thomas moved, seconded by Fagundes, to accept the minutes as presented. The motion passed 5/0.

**NEW BUSINESS**

a. **Comprehensive Sign Design for Mega Brands**

Planner Pasinetti briefed the commission on the background for this application: the signs had not ever been permitted. When city staff approached Mega Brands about this, it became evident that the un-permitted signs were also larger than allowed by code. Mega Brands then began the current Comprehensive Sign Design process. He introduced Jim Bolinger, Senior Operations Manager for Mega Brands.

Chairman Call asked for the reasoning behind the larger sized signs. Mr. Bolinger stated that the extreme truck traffic calls for highly visible signs, helping to cut down on back-ups and wrong turns.

Commissioner Garchow asked if there had been any complaints resulting from these signs, and if they were in any right-of-ways. Planner Pasinetti answered “No,” regarding complaints, and said that the right-of-way issue will be reviewed as part of this process, but it doesn’t appear so.

Commissioner Fagundes asked how long the signs have been there, and if Mr. Bolinger feels that they are accomplishing their purposes. Mr. Bolinger answered that they have been there for just over 3 years, and yes, he feels they are effective.

Commissioner Braden commended Mr. Bolinger for his proactive approach. He asked if there's additional sign allotment available for their retail operations; Planner Pasinetti answered, "No."

Commissioner Thomas indicated his concern for the potential of future requests by too many other businesses following the lead if this application is approved.

Planner Pasinetti highlighted the actions available to the commission regarding the approval/disapproval of this design application.

Commissioner Garchow indicated his approval, stating that the signs do serve a purpose, they've been there awhile, and they're attractive – he sees no problem or need to increase landscaping.

Chairman Call stated concern with a fairness issue to other businesses and belief that the signs can accomplish their purpose at a size consistent with existing code.

Commissioner Fagundes commented that the signs are working and sees no reason to ask the company to decrease the size of any or increase any landscaping.

Commissioner Braden stated that this is a safety issue, not a fairness issue; the comprehensive design process is a fair process and open to anyone. He sees no reason to hold back approval.

Commissioner Call asked staff to look into the size needs along that area of warehousing to determine if the sign code is adequate.

**Commissioner Braden moved, seconded by Commissioner Garchow, to approve the Comprehensive Sign Design as presented; the motion passed 3/2, with Commissioners Call and Thomas abstaining.**

Planner Pasinetti petitioned the Chairman to allow for item 4a, Old Business, to be heard out of order, to accommodate the presence of a member of the public. It was agreed.

## **OLD BUSINESS**

### **a. CPA10-02 – Land Use Element**

Planner Pasinetti presented the proposed Land Use Map, stating the purpose to align the Comprehensive Plan with the zoning map. He stated he would like there to be advertisements and a 300' mailing done before a public meeting before the Planning Commission at the time of formal recommendation, usually at August's or September's meeting. He then explained each of

the attachments in the packet, before introducing Brian Devereux of the Puyallup School District.

Mr. Devereux explained that the the District owns one of the properties proposed in this new designation, and it may best be served otherwise. The District, in an effort to be transparent, explained that there are no long-range plans for the property; although it has not be surplus, there has been recent interest in it from potential buyers, and the District would be open to selling in the right conditions. Considering the fact that all the surrounding land use is Industrial, the District feels that the City may not want to include this parcel in its PUOS land use designation.

Chairman Call asked staff to check with emergency personnel and public works about the potential use of the property.

Commissioner Fagundes asked if the District is requesting that it remain industrial. Mr. Devereux answered that it would take some research to determine what would give the most flexibility; the District is only wanting to be clear regarding their intent with the property.

Planner Pasinetti then asked for general agreement with the map as presented; attained, with possible changes to 3 properties – buffering around the Radiance IV site, the Wapato trail site, and the Puyallup School District site.

## **Return to NEW BUSINESS**

### **b. Requirements for residing in a Recreational Vehicle**

Planner Larson introduced this item, citing a few recent problems that have highlighted the need for specific code language. There was much discussion. Commissioner Braden suggested a designation between temporary and permanent and semi-permanent. Chairman Call and Commissioner Braden asked staff to research the time allowances in other jurisdictions; in general the commission agreed on a temporary time span of 90 to 120 days, with written extensions possible in extenuating circumstances. Chairman Call suggested allowing different rules for different zones, while Commissioner Thomas indicated that consistency throughout the City is important.

A motion was made and seconded for a 120-day temporary timespan; this motion was deemed invalid and there was no vote. Planner Larson explained that staff was not seeking a motion, only discussion; the matter will be brought back at a later meeting.

**c. CPA10-05 – Housing Element amendments**  
**i. Affordable Housing Policy(s)**

Planner Pasinetti stated that this is one of two areas in the housing element that will come before the commission. He explained that the state GMA and the county have varying standards for affordable housing levels; the task is to determine what will best fit Fife while complying with GMA.

8:55: Commissioner Thomas exited the meeting.

9:00: Chairman Call called for a recess.

9:15: Chairman Call called the meeting back to order.

Planner Pasinetti presented the zoning map, indicating places available and likely for low income housing. Commissioner Braden asked what would be an incentive for developers. Planner Pasinetti answered that examples include density bonuses and the removal of open space requirements. He explained that the comprehensive plan currently has good policies for affordable housing but lacks specific land use designations, and that specific numbers will come up in the second half of this amendment, Population Allocations. After some discussion, Planner Pasinetti said the required role is to show good faith to allocate and designate, or if the commission prefers staff can come back with hard numbers. Commissioner Braden stated the need to locate near public transportation, and asked to see an incentive package at a future meeting, echoed by Commissioner Fagundes.

**STAFF REPORT**

**a. Discuss Shoreline Master Program (SMP)**

Planner Pasinetti explained the packet item, stating that he was able to complete Task 1 Shoreline Jurisdiction (200' from ordinary high-water mark), and that the City has secured a consultant for Task 2, who will present to the Planning Commission in the coming months.

Chairman Call asked, with so many studies already done and so much data already collected, what else will this do? Planner Pasinetti answered that this will determine what's happening on our side of the river; connected flood plains, inventory of hard levee, bank erosion, etc.

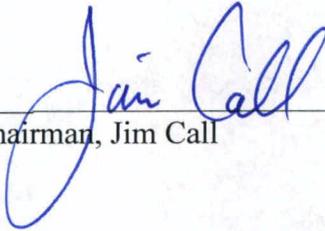
**PROFESSIONAL INTEREST ITEMS**

None.

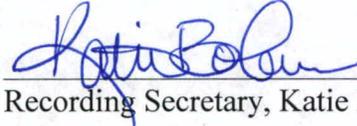
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**ADJOURNMENT**

**Commissioner Fagundes moved, seconded by Commissioner Garchow, to adjourn the meeting at 9:55 p.m. Passed 4/0.**

  
Chairman, Jim Call

8/30/10  
Date

  
Recording Secretary, Katie Bolam

8/30/10  
Date