

CITY OF FIFE
PLANNING COMMISSION
MINUTES OF MEETING

Fife City Hall

June 28, 2010
7:00 pm

CALL TO ORDER –

The Planning Commission meeting was called to order at 7:03 pm by Chairman Call with the following present:

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

Absent: Shannon Thornhill

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

Public: None.

APPROVAL OF MINUTES –

- a. **Minutes of May 3, 2010** – Commissioner Thomas said that Commissioner Braden's name was misspelled in the motion to approve Item 3a. **He moved to accept the minutes as amended; seconded by Commissioner Garchow; passed 6/0.**
- b. **Minutes of June 7, 2010** – Commissioner Thomas moved to accept the minutes as presented; seconded by Commissioner Braden; passed 6/0.

Chairman Call proposed that Item 4c be reviewed first, to allow the early departure of Planner Larson. All agreed.

OLD BUSINESS

c. Requirements for residing in a recreational vehicle

Planner Larson explained overall changes as per previous discussion and asked for motion or direction.

There was much discussion. Planner Larson explained that this is part of a city-council directed effort to clear up inconsistencies and vagueness in the FMC. After it was made clear that the current code does not specifically allow for residing in recreational vehicles at all, with some inconsistent vagueness in different spots, there was general consensus to bring this item back.

Chairman Call asked for clarification of the procedures for allowance and for enforcement. Commissioners asked to hear from law enforcement and the building department.

Motions that were made and amended were all withdrawn without a vote, in favor of further discussion at a later meeting.

Planner Larson exited the meeting.

NEW BUSINESS

a. CPA10-01 – Six Year Transportation Plan Update

Planner Pasinetti said that, with Director Blount's absence at this meeting, commissioners can either approve based on packet information or table until the next meeting when Director Blount can be present; the next meeting will also be the Public Meeting for the Comp Plan Amendment docket. He gave a broad overview of this process for those commissioners who haven't been through it before. The commission's consensus was to table this item until next meeting when Director Blount can be present.

Commissioner Braden asked if the priorities on this list are cast in stone? Planner Pasinetti answered that priorities are set by council and can change as development shifts occur. The commission is well within their duty to recommend changes. Commissioner Braden suggested that the City advertise well about "transportation issues," including the possibility of putting it on the readerboard.

There was some discussion regarding the tribal connector road, with commissioners suggesting that staff encourage tribal participation in next meeting.

b. CPA10-03 – Schools' Capital Improvement Plans – Fife & Puyallup

Planner Pasinetti explained that this is the standard annual amendment by reference, minus the impact fee, which is done by separate ordinance. Chairman Call asked if Commissioner Fagundes, as a school board member, need to recuse himself from this vote. Planner Pasinetti will check with legal and report back. The commission would like to invite school district representatives to be present at the next meeting. There was some discussion on the closure of 54th Ave.

c. CPA10-04 – Capital Facilities Element

Planner Pasinetti explained that this item is to provide funding to finish Dacca Barn, which is being prepared for use as a rental facility. Funding has been out of the hotel/motel tax, which is

no longer available due to the economy; Council has asked to shift the funding to the Growth Management Fund, which requires the barn to be in Capital Facilities Element.

Commissioner Thomas expressed concern over the amount of monies that continues to be requested for the Dacca Barn project; he said he wants to see it finished, and asked if this a guaranteed cap. Chairman Call asked for further information about the sources of funding, asking if the hotel/motel funding being removed or if this funding is in addition to it, and if this would eliminate other funding opportunities. Commissioner Fagundes asked for a better idea of the exact uses that are planned for the Barn.

OLD BUSINESS

a. CPA10-02 – Land Use Element

Planner Pasinetti explained that part of the Land Use Element's update includes a provision for the identification of lands useful for public purposes. This spells out that, upon acquisition, council can pass an ordinance regarding publicly owned property without going through the comprehensive plan amendment cycle. Additionally, according to the state's checklist, our land use element is in good shape.

Chairman Call said that, as a resident, he always likes to be able to look at a map for a look into the future – this is streamlined.

The commission gave a general consensus on this item.

b. CPA10-05 – Housing Element

i. Population/housing unit allocation

Planner Pasinetti directed the commission's attention to the packet attachments, which reflect data combined from buildable lands, PSRC, GMCC, and the chart (4-8a) from Fife's Comp Plan to reach the state's guidelines. The requirements of the state checklist are well met in this element - GMCC is big on "showing our work" which is included in packet attachment 2.

Chairman Call expressed his concern over Ardena Gale, saying it is affordable housing, and there's nothing in place to encourage retention of that property. He is concerned that a repeat of the closing of the other mobile home park years ago doesn't occur. Planner Pasinetti suggested that the commission may choose to look at that matter after the comp plan cycle is completed if council so directs. He pointed out new chart 4.8b, asking the commission for consensus to include it – general consensus reached.

Some discussion regarding RV park zoning; Planner Pasinetti will bring that back to a later meeting. Commissioner Garchow said there's a hybrid allowing for a mix of living arrangements, such as several along River Road. There was more discussion about blending this with recreational living and mobile homes.

STAFF REPORT

Chairman Call spoke on the importance of attendance, pointing out the unfortunate occurrence at the last meeting, where guest speakers were present but only 2 commissioners were able to be present.

Planner Pasinetti asked if all members of the commission are ready for the public meeting next month; all answered yes.

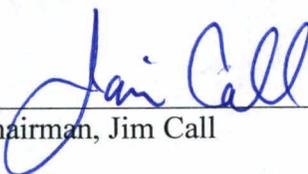
Sr Admin Asst Bolam encouraged commissioners to visit the city's webpage on the Shoreline Master Program; she also announced the creation of the city's Website Advisory Committee.

PROFESSIONAL INTEREST ITEMS

None

ADJOURNMENT

Commissioner Braden moved to adjourn, seconded by Commissioner Fagundes; passed 6/0. Adjourned at 9:00 pm.

 8-30-10
Chairman, Jim Call Date

 8/30/10
Recording Secretary, Katie Bolam Date