

CITY OF FIFE
PLANNING COMMISSION
MINUTES OF MEETING

Fife City Hall

November 1, 2010
7:00 pm

CALL TO ORDER –

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

Commissioners: Chairman Jim Call, Commissioners Spence Braden, Jeff Brown, Doug Fagundes and Shannon Thornhill

Absent: Commissioners Richard Garchow and Fred Thomas

Staff: Associate Planner Chris Pasinetti and Senior Administrative Assistant Katie Bolam

Public: Georgia Lomax, Pierce County Library District
Jemima McCullum, Gordon Thomas Honeywell
Jim Abbott, SGA Corporation
Scott Thompson, SGA Corporation

APPROVAL OF MINUTES –

- a. **Minutes of October 11, 2010 – Commissioner Brown moved to accept the minutes; seconded by Commissioner Fagundes; passed 5/0.**

CITIZEN COMMENT PERIOD

There was no citizen comment.

NEW BUSINESS

- a. **SGA Portside Agreement Amendment**

Planner Pasinetti recapped that the Pierce County Library District is considering the purchase of one parcel within Portside development along 20th St. That parcel is bound by a development agreement between the City and SGA. Consideration tonight is to support/not support removing that parcel from the development agreement. He briefly described the background information, showed the parcel location on the overhead map, and said that the library district, SGA, and City staff are in favor of removing the indicated parcel from the agreement.

Fife Planning Commission
Minutes of Meeting
November 1, 2010

Georgia Lomax was introduced and fielded questions from the commission, giving the following information:

- The initial portable structure is a modular building, designed to appear as a permanent building. The district has high standards; they don't want something that appears temporary or of low quality.
- It will be 6,000 sf; the plan includes a future permanent structure of 10,000 sf.
- This plan allows the district to meet a quicker timeline than is allowed under the development agreement, with an intended opening date of Summer 2011.
- Modular building designed according to a green technique that is common in the government sector and increasingly so in the private sector.
- The district would prefer to maintain the modular structure until passage of bonds financing a permanent one. The modular can be done in sections in a warehouse at the same time that site work is done.
- The full project will be designed according to CMU zoning (walkability, hidden parking, etc).
- The official name will be Fife Pierce County Library.
- Anyone with a Pierce County library card will have access, and there are other libraries that the county has reciprocal agreements with that are accessible with the same card.
- The district will forward drawings/renderings of like-designed structures for commission perusal, and will forward the qualifications of the architect/engineer for the building project.
- The frontage improvements along 20th Street will be done in accordance with the CMU zoning, and this amendment would allow that to occur on the library's timeline, without waiting for the rest of the development.

Commissioner Braden stated he doesn't see a down side to this proposal; other commissioners echoed the statement.

Jemima McCullum, attorney for the library district, reiterated the library's intention to build to current CMU code. She stated that, between now and the eventual decision by City Council, all parties intend to work together, assuring that any necessary changes are complementary to all. She further informed the commission of conversations taking place to assure vesting rights for the property; without an agreement in place, the modular nature of the initial building may not allow for a permanent structure in the case of a zoning change.

Georgia Lomax completed the presentation, re-stating her willingness to provide building drawings, forward professional credentials of those involved, and keep the commission up to date.

Chairman Braden moved, seconded by Commissioner Fagundes, to support the Library District's request to remove the indicated parcel from the Development Agreement between the City of Fife and SGA. Passed 5/0.

PROFESSIONAL INTEREST ITEMS

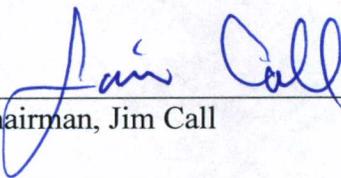
a. Tacoma Wheelman's Bicycle Club Letter

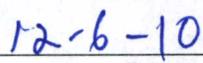
Planner Pasinetti stated that City Manager Steve Worthington asked that this article, included in packets, be forwarded to the commission as food for thought. Chairman Call said it's a good summary of where we've been headed for several years.

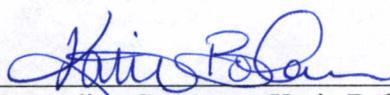
Commissioner Braden addressed the library district again, asking if there would be a publically-available conference room and wireless internet? There will be.

ADJOURNMENT

**Commissioner Brown moved to adjourn, seconded by Commissioner Fagundes; passed 5/0.
Adjourned at 7:34 pm.**


Chairman, Jim Call


Date


Recording Secretary, Katie Bolam


Date