

CITY OF FIFE
PLANNING COMMISSION
MINUTES OF MEETING

Fife City Hall

February 7, 2011
7:00 pm

CALL TO ORDER –

The Planning Commission meeting was called to order at 7:00 pm by Chairman Call with the following present:

Commissioners: Acting Chairman Jim Call, Acting Vice Chairman Jeff Brown, Doug Fagundes and Spence Braden

Absent: Commissioner Shannon Thornhill

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

Public: Councilmember Pat Hulcey

APPROVAL OF MINUTES –

- a. **Minutes of January 10, 2011 – Commissioner Braden moved to accept the minutes; seconded by Chairman Brown; passed 4/0.**

CITIZEN COMMENT PERIOD

There was no citizen comment.

ADDITION TO AGENDA

Acting Chairman Call called for nominations for 2011 Chair and Vice Chair.

- Commissioners Brown/Braden moved and seconded a nomination for Commissioner Call to continue as Chair – nomination accepted – **vote in favor 4/0.**
- Chairman Call/Commissioner Braden moved and seconded a nomination for Commissioner Brown to continue as Vice Chair – nomination accepted – **vote in favor 4/0.**

NEW BUSINESS

- a. **Designating a Downtown District Center**

Planner Pasinetti explained this added work plan item by council recommendation through PSRC. It aligns with Fife comprehensive plan goal 14. It covers much of 20th St (except east of 70th) and most of the Pacific Highway corridor, following the land use designation for mixed commercial/high density residential.

Chairman Call asked what would be the problem including that residential area on 20th (at 62nd) even though land use is just high density residential. Planner Pasinetti said there is no problem and that it would work.

Commissioner Brown asked why call it a "downtown"? Why not "city center"? Planner Pasinetti said we can call it what we want, "downtown district" is PSRC's name for it. The purpose is to show that we are focusing growth there.

Chairman Call asked why not east of 70th. Planner Pasinetti answered that Director Blount has indicated through his work on TATS that expansion will concentrate too much future traffic in that area; also, the WSDOT land is relatively undevelopable property. Some discussion on the city's role in shaping the future look of that land.

Commissioner Braden stated he supports extending the boundary as discussed to include the medium and high density residential on the south side of 20th – there was general agreement from the commission.

b. 20th Street Retail (west of 54th Ave)

Planner Pasinetti presented a map showing the applicable area, stating that this proposed amendment aligns with goal 3 of comprehensive plan. Some discussion about minimizing the area; ultimately, general agreement to support the proposal as is, with the expressed hope that existing retail will attract more along the Industry Drive and Frank Albert roadways.

c. 20th Street Road Standard (east of 54th Ave)

Planner Pasinetti explained that this was part of discussions when the CMU zone was first adopted, and again when the design standards were adopted, but this road standard was never adopted. It was custom designed for this particular stretch of 20th, with the decision to be made on whether to run from 54th to 62nd, to 70th, or to Freeman; staff suggests from 54th to 70th, with general agreement from commissioners.

OLD BUSINESS

a. 2011 Work Plan

Planner Pasinetti explained that council added a proposed text amendment to limit/exclude cross docks as an allowed use, with the purpose to encourage more manufacturing and less warehousing. Commissioner Fagundes said that he supports the language, "exclude and/or limit."

Commissioner Brown asked if items can still be added to the work plan, thinking that a review of

the newly-constructed Valley corridor might be in order. Planner Pasinetti answered that it would be a valid item for 2012. Some discussion ensued regarding the code's requirements preventing new roadway cuts for 5 years, and development requirements for drilling under roadways instead of cutting.

Commissioner Braden suggested that biotech, a conditional use in Industrial zone, should possibly be an allowed use. Chairman Call suggested the City institute a radius around residential and schools prohibiting hazardous materials.

STAFF REPORT

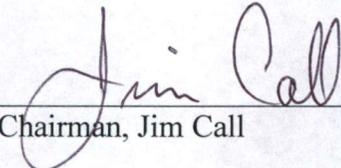
a. Shoreline Master Program Update

Planner Pasinetti said that he has updated the public participation plan, and there will be at least one if not two more community meetings. He has received the draft Task 3 and will bring finalized copy to PC when available.

Chairman Call requested email updates on this, as well as general items.

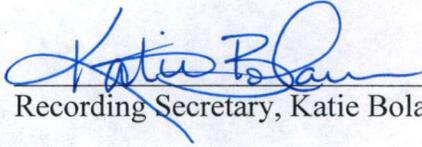
ADJOURNMENT

Commissioner Braden moved to adjourn, seconded by Commissioner Fagundes; passed 4/0. Adjourned at 8:15 pm.


Chairman, Jim Call

4-13-11

Date


Recording Secretary, Katie Bolam

4/13/11

Date