

CITY OF FIFE
PLANNING COMMISSION
MINUTES OF MEETING

Fife City Hall

March 7, 2011
7:00 pm

1. CALL TO ORDER –

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

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

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

2. APPROVAL OF MINUTES –

- a. **Minutes of February 7, 2011 – Commissioner Fagundes moved to accept the minutes; seconded by Commissioner Braden; passed 5/0.**

3. CITIZEN COMMENT PERIOD

None.

4. NEW BUSINESS

a. CPA11-04 – TDR Program

Planner Pasinetti presented TDR background and how it can relate to Fife; he introduced the idea of a market study, which would create grant possibilities. He shared conversations the City has had with Pierce County, including designation of receiving areas and possible incentives; there would be an interlocal agreement between the City and County. He explained the benefits to Fife might include: upstream floodplain preservation, lessening the threat of flood waters here; open space preservation within the county keeps enjoyment close; and increased density areas in Fife can bring more and better services, such as retail and transit.

Discussion centered around what kinds of density to encourage, and where, as well as potential transportation issues and the pros/cons of a market study.

General agreement that the idea is good within Fife, but unsure about county-wide. Staff directed to bring back cost estimates for a market study, and pros/cons of the study from jurisdictions that have done one.

b. CPA11-07 – Zoning Text Amendment for the Industrial Zone

Planner Pasinetti presented proposed Comp Plan policy language for Implementation 3.1.4. General commission approval, as well as agreement to make future development of these uses subject to the conditional use permit process. Chair Call suggested tying this into any proposed TDR program.

c. WP11-08 – Rezone Newly Acquired Wetlands Properties

Planner Pasinetti presented the two properties in consideration of rezone: 'Gensco' is exclusively marked as critical area; 'Milgard' includes other designations also. The Milgard property wraps around one parcel currently zoned industrial while the use is SFR.

Commission agreed with this rezone in general, with direction given to speak to the property owner of the one parcel within the Milgard site for a reasonably compatible zone.

OLD BUSINESS

None.

STAFF REPORT

a. Shoreline Master Program Update

Planner Pasinetti announced that the process has now moved into Phase 3, and a draft copy (about 100 pages) will be delivered to commissioners long before the next meeting.

b. WCIA Short Course in Local Planning

Sr. Admin. Asst. Bolam pointed to registration information for an upcoming Short Course on Local Planning – Commissioner Fagundes and Planner Pasinetti plan to attend.

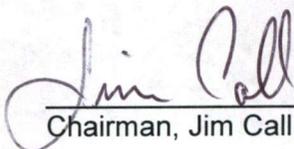
c. Video – James Howard Kunstler

Chair Call exited the meeting.

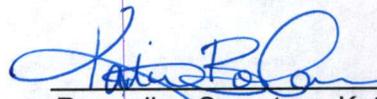
Planner Pasinetti showed a brief video of social critic and self-proclaimed "New Urbanist" James Howard Kunstler.

ADJOURNMENT

Commissioner Braden moved to adjourn, seconded by Commissioner Thornhill; passed 5/0. Adjourned at 8:45 pm.


Chairman, Jim Call

4-13-11
Date


Recording Secretary, Katie Bolam

4/13/11
Date