

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

Fife City Hall

April 4, 2011
7:00 pm

1. CALL TO ORDER

The Planning Commission meeting was called to order at 7:02 pm by Chairman Call.

2. ROLL CALL

Present: Chair Jim Call, Commissioners Spence Braden (arrived late), Doug Fagundes, Tamra Lemoncelli, Lamarr Bond Sr

Excused: Vice Chair Jeff Brown, Shannon Thornhill

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

Public: Carrie Berry/WSDOT, Lone Moody/WSDOT, and Marty Garmer/WSDOT

3. APPROVAL OF MINUTES –

- a. Minutes of March 7, 2011 – Commissioner Fagundes moved to accept the minutes; seconded by Commissioner Lemoncelli; passed 4/0.

4. CITIZEN COMMENT PERIOD

None.

5. PUBLIC MEETING

- a. **Critical Area/Shoreline Substantial Development Permit – WSDOT HOV Lanes Project at Puyallup River Bridge**

Planner Pasinetti outlined the background information and timeline.

Lone Moody introduced herself as the project engineer for the Puyallup River bridge replacement, clarified the future project timeline, and illustrated the mitigation site at Clear Creek. She described the benefits as: fewer piers in the river, improved lighting, wider shoulders, provision of HOV lanes, improved stormwater treatment, and installation of ITS devices. She also explained the proposed wetland impacts and mitigation, including the Native Growth Protection Area (NGPA) near Praxair and the Clear Creek site.

Commissioner Braden asked for and received assurance that the proposed 167 expansion will integrate with this project.

Public Works Director Russ Blount explained that discussions continue with WSDOT regarding the Port of Tacoma Road/I-5 interchange, and that WSDOT is very cooperative toward coordinating the two projects.

Ms. Moody then addressed the Shoreline portion of the permit process, showing the proposed plan for mitigating the temporary and permanent impacts. She explained that the area of impact from the existing bridge structures will undergo restoration within the levee boundary.

She addressed several questions: seismic engineering is designed to withstand 1,000 year old event; showed the cross section of the temporary work area with ground improvements and piers; some of the columns will go over 100' deep. Carrie Barry explained that WSDOT has been working with the Puyallup Tribe, the Dept of Fish & Wildlife, and NOAA regarding salmon protection.

Other points made: impacted Fife wetlands will be restored with higher-quality wetlands (category 2, vs existing categories 3 and 4); Clear Creek mitigation site has only a little fill left to remove, plus native species planting, scheduled for fall 2011. Floodplain mitigations are in the design process, but all expected requirements will be met.

Director Blount clarified a few points: steps are underway regarding the NGPA and 20th St ROW acquisitions and impacts, actions regarding those areas will be subject to council action, independent of the permit in process now; the wetlands shown by DOT have met the agreement of the Tribe, ACE, USFW and the City that impacts can be mitigated by Clear Creek; the Praxair area of the NGPA that is being preserved and the eventual growth on the north side of the completed freeway will provide a visible green layer as traffic enters Fife; the new bridges and medians will allow more flow by the removal of barriers; talk is continuing regarding Erdahl Ditch; the permit process at this meeting is in accordance with federally mandated steps.

Commissioner Lemoncelli asked for clarification of stormwater flood flow. Director Blount explained that the Dept of Ecology has reviewed the plan – the quality and quantity of stormwater are both improved under the proposed project.

Chairman Call asked for clarification regarding the POT project. Director Blount further explained the project will necessitate a slight adjustment to a retaining wall but will have minimal impact otherwise; all will be coordinated.

Commissioner Braden then stated that he can only see pluses and no minuses and made a motions:

Commissioner Braden moved, seconded by Commissioner Fagundes, to recommend to City Council the approval of the Critical Area/Shoreline Substantial Development Permit, according to Attachments B and D; passed 5/0.

Chairman Call called a recess at 8:23 pm. Meeting resumed at 8:35 pm.

Chairman Call called for the OLD BUSINESS item, TDR Program, to be heard next, followed by the NEW BUSINESS item, Electric Vehicle Ordinance.

7. OLD BUSINESS

a. CPA11-04 – TDR Program

Some open discussion among the commissioners ensued working towards better understanding of TDR. Chairman Call stated that the theory is good and even practical in some places (county,

Puyallup, etc), but Fife is unique – it is small and already has grade F roadways. He stated that Fife will see no benefit, although maybe an individual property owner here and there might.

Planner Pasinetti then gave a short presentation showing some potential benefits to Fife, and he reported back with the expected cost of market study.

Commissioner Braden stated that the only downside he's hearing is Chairman Call's concern regarding density and type of density, and asked how that can be avoided – would a market study address that? Planner Pasinetti answered yes, and with policies in place already, when grant money becomes available again, Fife would be in a position to pay for any such study with a grant.

The Commission gave general agreement to staff to write policy that would allow for a future market study on this subject.

6. NEW BUSINESS

a. Electric Vehicle Ordinance

Planner Pasinetti presented the details of this state-required ordinance, showing that it fulfills Comprehensive Plan Goal 15.1. He explained there are 3 levels for charging (very fast industrial/commercial grade to single family home slower charge). He said that the Dept of Commerce has already reviewed the ordinance for the City of Milton, and Fife can use those comments to put final improvements to this language.

Commissioner Fagundes moved, seconded by Commissioner Braden, to recommend to City Council the approval of the Electric Vehicle Ordinance as written plus the state-recommended changes; passed 5/0.

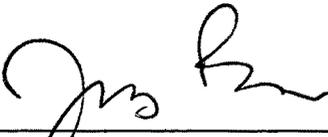
8. STAFF REPORT

a. Shoreline Master Program Update

Planner Pasinetti said we are now waiting for comments from the Dept of Ecology. Chairman Call reminded the commissioners of the special May 19 community meeting on this item.

ADJOURNMENT

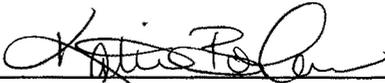
Commissioner Braden moved to adjourn, seconded by Chairman Call; passed 5/0. Adjourned at 9:25 pm.



Acting Chair Jeff Brown

7/25/11

Date



Recording Secretary, Katie Bolam

7/25/11

Date