

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

Fife City Hall

May 2, 2011  
7:00 pm

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

Present: Acting Chair Jeff Brown, Commissioners Lamarr Bond Sr, Spence Braden, Doug Fagundes, Tamra Lemoncelli,

Excused: Chair Jim Call, Commissioner Shannon Thornhill

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

Public: Kimberly Freeman, Pierce County

**3. APPROVAL OF MINUTES –**

- a. **Minutes of April 4, 2011 – Commissioner Fagundes moved to accept the minutes; seconded by Commissioner Lemoncelli; passed 5/0.**

**4. CITIZEN COMMENT PERIOD**

None.

**5. NEW BUSINESS**

None.

**6. OLD BUSINESS**

- a. **CPA11-02 – Downtown Designation**

Planner Pasinetti explained that all 2011 amendments will be discussed at this meeting except for the 6-year TIP. No action is requested beyond general consensus.

The first item comes at the recommendation of the PSRC (Puget Sound Regional Council). For city and regional planning purposes, a designated downtown helps to focus development and infrastructure. This item proposes the boundaries to be along PHE and 20<sup>th</sup> Street commercial zones. Some commissioners (Lemoncelli, Brown and Braden) suggested that it is too large an area for the size of Fife and that it should be more confined to maintain a user-friendly atmosphere. Commissioner Lemoncelli pointed to Goal 14 “cultural and civic” verbiage, stating that PHE doesn’t qualify at all. Planner Pasinetti answered that future growth would be good to

see on PHE. Commissioner Braden suggested a phasing concept; this was generally agreed upon, with Phase 1 encompassing the 20<sup>th</sup> Street corridor, Phase 2 the PHE area to the east of Alexander, and Phase 3 along PHE west of Alexander.

#### **b. CPA11-04 – TDR Program**

Planner Pasinetti explained this item originated from city council, which has tasked the planning commission to look into the reasonableness of a TDR program for Fife. He then introduced Kimberly Freeman, who administrates the TDR Program for Pierce County. Ms Freeman gave a brief presentation of TDR and then fielded questions.

She indentified Pierce County's objectives, and agricultural preservation as the primary one. Currently, no cities are yet participating, although Tacoma and Puyallup have market studies in process now, and University Place has begun to seek interest. She listed 5 benefits of a program specific to Fife:

- 1) Preservation of valley farmland (maintaining the occupation, tradition and history of farming, and enjoyment of openspace)
- 2) Protection/creation of open space and trails
- 3) Protection of forest resources (economy, drinking water, habitat, recreation)  
"The first line of flood defense is forest land."
- 4) Protection of habitat – biodiversity studies
- 5) Focused infrastructure growth, leading to livable communities and revitalization

Fife could choose to identify sending sites within Fife, and/or work with the county and other participating cities. The county would look for innovative ways to work with Fife's primary objective(s) when they are identified. Much of available grant funding is directed toward TDR programs.

Commissioner Braden asked how the funds are used, ie. to incentivise developers, to do research, to facilitate the program, etc. Ms. Freeman said it's used differently in different jurisdictions: Tacoma and Puyallup are using substantial grant funds to develop a program (including conducting market analyses), King County used it to bank funds (16 year old program) and give amenity funding to cities, Pierce County uses it for research, training and educating jurisdictions. Also, grants have funded a King/Pierce/Kitsap regional alliance. She explained that the EPA has an interest in seeing TDR work and, to date, they have been willing to fund whatever they can. Also, Puget Sound Partnership helps direct that EPA money into TDR.

Some discussion about the particulars of how the program works, and whether a program that targets flood mitigations could be successful. Ms. Freeman answered that, if Fife came into TDR with flood mitigation as its #1 priority, then her department would work with Pierce County's public works department to identify Puyallup River valley properties that would most benefit that priority.

Commissioner Braden asked about tax assessments and revenues. Ms Freeman's department is currently working with assessor's office now; for Fife, it would be a gain or at least a wash. Commissioner Lemoncelli asked about any drawbacks? Ms Freeman confirmed that the biggest drawback is the amount of work it takes to administer, especially getting it up and running to begin with; this is a whole new commodity market with many moving parts, including interest by

private funds, brokers and non-profits. While every jurisdiction has their own primary objective, it is a market based tool. Fife is in a good situation, able to set the policy in place in order to take advantage of grant money when it is again available; then Fife can see how it plays out in surrounding jurisdictions between now and then and choose not to move forward with it if negatives are identified. Planner Pasinetti said that City Council would most likely act as program overseer once it is in place.

General consensus of 5/0 to move forward with policy development on this issue.

**c. CPA11-05 – Retail Overlay**

Planner Pasinetti introduced this item, suggested by staff, which involves a retail overlay for the southern portion of 20th Street within the industrial district. The purpose is to open up more retail uses in that area without doing a rezone. General consensus, 5/0.

**d. CPA11-06 – 20<sup>th</sup> Street Road Standard**

Planner Pasinetti explained that this item, directed by staff, would amend 20<sup>th</sup> Street between 54<sup>th</sup> and 70<sup>th</sup> from “minor arterial” street classification to “minor arterial with parking.” This is considered a traffic calming directive, and would provide assurance in our transportation plan to citizens and developers of what can be expected in the future. General agreement, 5/0.

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

Planner Pasinetti introduced this item, directed by council, which would place restrictions on new warehouse uses, such as crossdocks. He presented the proposed zoning text changes, moving applicable uses to from permitted to conditional, which would avoid any current warehouse uses from becoming non-conforming. General agreement, 5/0.

**f. WP11-08 – Rezone City-owned Property**

Planner Pasinetti showed this proposed rezone on maps, explaining that he was unable to speak to the one homeowner whose property would be surrounded. However, it is unlikely that this change would affect the property value of that parcel. General agreement, 5/0.

**7. STAFF REPORT**

Planner Pasinetti said there's nothing new ready to show on the SMP. Tasks 3.2-3.5 were sent to the Dept of Ecology for courtesy review, and they surprised with an indepth review, preventing the consultant from having it ready for this meeting. It will be ready in advance of the requested special meeting.

**Acting Chair Brown called for a motion to set a special meeting for the SMP. Commissioner Lemoncelli moved, seconded by Commissioner Bond, to set a special meeting of the Planning Commission for Thursday, May 19, at 7pm in Council Chambers. Passed 5/0.**

**ADJOURNMENT**

**Commissioner Fagundes moved to adjourn, seconded by Commissioner Bond; passed 5/0. Adjourned at 8:40 pm.**

	<u>7/25/11</u>		<u>7/25/11</u>
Acting Chair, Jeff Brown	Date	Recording Secretary, Katie Bolam	Date