

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

Fife City Hall

July 25, 2011

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**1. CALL TO ORDER**

The Planning Commission meeting was called to order at 7:05 pm by Acting Chair Brown.

**2. ROLL CALL**

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

Absent: Chair Jim Call, Commissioners Doug Fagundes and Shannon Thornhill

Staff: Associate Planner Chris Pasinetti, Public Works Director Russ Blount and Senior Administrative Assistant Katie Bolam

Public

Signed In: Marc Nemirow/Benaroya; Doug Klein/Kidder Mathews; Roger Pearce /Foster Pepper PLLC; Brett Hartzell/CBRE; Lane Bockman/CBRE; Rick Kolpa/ProLogis; Michelle Bunker, 5905 4<sup>th</sup> St E, Fife; Jim Abbott/SGA; Tadas Kisielius/Gordon Derr; Bill Lynn/GTH Lawgroup; Doug & Josie Mueller, 2513 David Ct E, Fife; Brian Devereux/Puyallup School District; Kermit Jorgensen/Neil Walter; Monte Decker/CBRE; Bruce Valentine/Neil Walter; Carole Sue & June Braaten, 2410 Berry Lane E, Fife; Dave Douglas/CBRE

**3. APPROVAL OF MINUTES**

**a. May 2, 2011**

**Motion** (Lemoncelli/Bond) to accept the minutes of May 2, 2011. Passed 4/0.

**b. June 6, 2011**

**Motion** (Lemoncelli/Bond) to accept the minutes of June 6, 2011. Passed 4/0.

**4. CITIZEN COMMENT PERIOD**

None.

**5. PUBLIC HEARING – Opened 7:07 p.m.**

Acting Chair Brown requested that comments be held to three minutes.

**a. 2011 Comprehensive Plan Amendments**

**Motion** (Braden/Bond) to move CPA11-07 to beginning. Passed 4/0.

Planner Pasinetti explained that this hearing is on eight amendments and two work plan items.

- **CPA11-07** – Land Use Element: Industrial Zone policy and zoning text amendment

Planner Pasinetti presented the item, explaining that Attachment 1 is the draft policy and Attachment 2 is the accompanying revised zoning verbiage. Existing affected properties would be considered existing conditional use with no more than a 20% increase in business or expansion area.

Public comment:

- **Bill Lynn (representing ProLogis)** – primary concern is certainty and predictability – conditional use creates long expensive process and doesn't help the City – manufacturing businesses need a back up plan – tenants who want to add a shift, hire more employees or divide space to share with another tenant would require this process
- **Roger Pearce (representing Clarion partners)** – opposing – inconsistent with City's comp plan and no factual data to back up the concept – warehouse sector single largest employer in Fife (thru 2030 according to PSRC) – lengthy, uncertain, expensive process – concern about 20% expansion allowance missing from language – economic reality says businesses must be able to grow
- **Mark Nemirow (Benaroya)** – bought property in 2007 for the purpose of warehouse and distribution in ideal location for that purpose – spent last 4 years getting SEPA approval – intended result of this proposal seems to be to stop development without a moratorium – investors/buyers/tenants/lenders will not go into a facility in which there's a conditional use – manufacturing is a great idea; however manufacturers look for adaptive facilities – also Benaroya has committed to invest in LID; this would make that commitment valueless
- **Lane Bockman (CB Richard Ellis/Benaroya)** – Fife will miss opportunities – manufacturers want move-in-ready space, which is usually warehouse/distribution – bankers won't lend on speculative manufacturing space – flexibility required – example with upcoming possibility: average UPS driver makes \$44/hour w/benefits; their lease is coming up in August in Auburn and are talking to Benaroya; pass this and they won't come – the City is failing to recognize how interlinked things are – the Port dearly depends on what Fife does with its property – doesn't think Regal Logistics would stay with this regulation in place – 20% of what goes through the Port stays here – from marketing perspective can't incentivize this
- **Tadas Kisielius (Gordon Derr, representing TIAA)** – opposes – emphasize adverse impact – expensive, lengthy process with a question mark at end – discretionary approval will keep business away – impacts existing growth possibilities – this will hinder economic development – fundamental planning says the conditional use permit process is a tool to determine compatibility – warehouses are not potentially problematic – the City is trying to use this tool as an economic disincentive for these uses
- **Dave Douglas (CBRE)** – reiterates previous speakers – with several competing properties in neighboring jurisdictions this proposal goes against Fife's landlords to Sumner, Fredrickson, etc – the easiest town to locate to and expand in attracts the business – it's a flag that Fife is no longer business friendly
- **Jim Abbott (SGA)** – echoes former speakers
- **Doug Kline (Kidder Mathews)** – over 1,000 transactions with various tenants and not one with conditional use process – certainty is required; no intermediary throwing up a question mark – example: if showing a tenant warehouse and office space from Tukwila to Tacoma with two in Fife requiring a conditional use permit the tenant will say "keep driving" – this is bad policy
- **Brett Hartzell (CBRE)** – what will happen to those who have made these investments of millions of dollars? – buildings will go dark as expansion becomes necessary (reference to Lacey recently lifting a moratorium)

- **Carole Sue Braaten (2410 Berry Lane, Fife)** – no interest in realty – interest is in people of Fife and food & resources – warehouses are meant to be built on poor quality soils – supports this action
- **Doug Mueller (2513 David Ct, Fife)** – born/raised here – need our perfect soil back to produce own food – pollution/contamination all around – supports this action
- **Mike Kelley (3120 Freeman, Fife)** – property taxes approaching \$25,000/year and also a share in the LID – thinking maybe he should build warehouse to supplement his property value, but now City may not want that – trying to create ways to live, but roadblocks keep going up – opposes this action
- **Bruce Valentine (Neil Walter)** – bottom line is “what’s right?” – people have invested in this community with expectations – now have to come back for more approval

Commissioner Braden clarified the role of the Planning Commission, to take public comment and make comment – appreciates the public’s comments.

**Motion** (Lemoncelli/Bond) to take a short recess 7:55 p.m.; back to order at 8:05 p.m.

- **CPA11-01** – Transportation Element: Six-year Transportation Plan Update

Director of Public Works Russ Blount presented this item, explaining that it is largely carried forward from last year with many place-holder items for funding purposes. The 70<sup>th</sup> improvements have been advanced, hopefully going to bid in August. Wetland mitigation construction is slated to begin for the Port of Tacoma work. City council is considering substantial changes to the TIP for the 2012 budget, which is reflecting the small changes represented in this year’s TIP.

Commissioner Braden asked about the 54<sup>th</sup> Ave corridor availability during an emergency. Director Blount explained that it is an evacuation route that can be open within 10 minutes; he also said that a revised protocol is in place based on the near-flood experience 18 months ago, which includes the plan to open all lanes in the direction of evacuation. He added later in the discussion that the state patrol has amended their plans, as well, to open all I-5 lanes in the direction of evacuation in the event of an emergency.

Public comment:

- Carole Sue Braaten – requested consideration given to any federal/state funds
- Doug Mueller – major disaster for Circle Dr/David Ct if 54<sup>th</sup> opens in an emergency

- **CPA11-02** – Land Use Element: Downtown Designation

Planner Pasinetti presented this as a recommendation from PSRC, and showed the phased implementation that the Planning Commission requested to focus growth.

There was no public comment.

- **CPA11-03** – Capital Facilities Element: Fife and Puyallup School Districts’ Capital Improvement Plans

Planner Pasinetti presented this annual process, explaining that the Fife School District’s CIP is included in the packet, but the Puyallup plan was not ready for the packets. He introduced the PSD’s representative, Brian Devereux, who explained their CIP reflects the current grade-level status, but an analysis underway now through March of 2013 may alter this course.

There was no other public comment.

- **CPA11-04** – Land Use Element: Transfer of Development Rights Program

Planner Pasinetti presented the proposed policies, designed to leverage future grant monies for related studies/analysis.

There was no public comment.

Commissioner Braden pointed out that TDR can work to preserve farmland.

- **CPA11-05** – Land Use Element: 20<sup>th</sup> St Retail Overlay Zone and text amendment

Planner Pasinetti presented this item, saying it wouldn't hinder existing uses, and would allow users to open additional retail space without a conditional use permit.

Public comment:

- Carole Sue Braaten – opposes this item, saying it will increase trailer/truck traffic in areas abutting her neighborhood.

- **CPA11-06** – Transportation Element: 20<sup>th</sup> Street Road Standard

Planner Pasinetti explained this item is intended to help facilitate the downtown area that was designated by the commission and council in 2008; this item would make the road standard part of the transportation element.

Public comment:

- Doug Mueller – agreement with Carole Sue's earlier comment, noting diesel soot pollution
- Carole Sue – opposes – this is an evacuation route and should not have on-street parking – it would damage existing businesses that have own parking (dentists/doctors)

- **CPA11-08** – Parks Element: Statistical Amendments

Planner Pasinetti presented this item for the first time before the commission, explaining it reflects current events in the statistical analysis (the sale of the Gathering Place, and the separation of Wapato Creek restoration area from Brookville Gardens Park).

There was no public comment.

- b. Proposed Rezone** – Two City Properties to Public Use/Open Space – WP11-09

Planner Pasinetti presented this item with maps, explaining that these properties are protected already as wetlands and this rezone would reflect the protected land use status.

Public comment:

- Michelle Bunker (5905 4th St E, Fife) – asked for No Parking signs so people quit parking in front of home to access the open space area.
- Doug Mueller – concerned with blacktop next to creek, and opposes trails in close proximity to neighborhood
- Carole Sue Braaten – understands the Hylebos is there, but there's a loss of revenue to state/county funds by changing the zone – also concerned with asphalt – requests designation specifically as wetlands and open status for wildlife habitat without trails

**c. Proposed Parking Code Zoning Text Amendment – WP11-11**

Planner Pasinetti presented this item for the first time before the commission, explaining that an error occurred in 2008 regarding Ordinance 1685, and this proposed amendment would correct that error.

Public comment:

- Carole Sue Braaten – supports this item as prudent and wise – suggests for future consideration a King County action allowing for public parking on church properties that exist close to transportation routes

**Public Hearing closed 8:55 p.m.**

**6. OLD BUSINESS**

**a. 2011 Comprehensive Plan Amendments – Formal Recommendations**

Planner Pasinetti said staff is asking for formal recommendation to City Council on each item presented in the public hearing. Acting Chair Brown said they will consider Item CPA11-07 first.

- **CPA11-07** – Land Use Element: Industrial Zone policy/zoning text amendment

**Motion** (Bond/Braden) to table this item for time to gain additional information.

Planner Pasinetti says the FMC stipulates that recommendation be made within 30 days of the public hearing.

Information requested by the commission:

- timeframe on conditional use permit process
- other cities that require this
- show how conditional use permit has enhanced (or not) manufacturing use – are we really going to encourage manufacturing jobs with this move or not?

Bruce Valentine addressed the commission again, citing an example of movie theaters in the City of Tacoma.

**Motion** to table passed 3/1.

- **CPA11-01** – Transportation Element: Six-year Transportation Plan Update

**Motion** (Lemoncelli/Braden) to approve – passed 4/0.

- **CPA11-02** – Land Use Element: Downtown Designation

**Motion** (Bond/Lemoncelli) to approve – passed 4/0.

- **CPA11-03** – Capital Facilities Element: Fife and Puyallup School Districts' Capital Improvement Plans

**Motion** (Bond/Braden) to approve – passed 4/0.

- **CPA11-04** – Land Use Element: Transfer of Development Rights Program

**Motion** (Bond/Braden) to approve – passed 4/0.

