

CITY OF FIFE
PLANNING COMMISSION
MINUTES OF MEETING

Fife City Hall

August 22, 2011

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 Doug Fagundes

Absent: Chair Jim Call, Commissioners Tamra Lemoncelli and Shannon Thornhill

Staff: Associate Planner Chris Pasinetti, City Manager Dave Zabell and Senior Administrative Assistant Katie Bolam

Public

Signed In: Lane Bockman/CBRE; Joseph Alhadeff/Benaroya; Kathy Craft/Craft Architects; Jennifer Bell/JSH Properties; Evette Mason/Port of Tacoma; Kell McAboy/Port of Tacoma; Doug Klein/Kidder Mathews; Monte Decker/CBRE; Kermit Jorgensen/Neil Walter;

3. APPROVAL OF MINUTES

a. June 25, 2011

Motion (Fagundes/Bond) to accept the minutes of June 25, 2011. Passed 4/0.

4. CITIZEN COMMENT PERIOD

- **Joe Alhadeff** (Benaroya) – read a statement letter signed by cooperative entities and handed out as part of the packet.
- **Kermit Jorgensen** (Neil Walter) – mentioned several municipalities who have considered this and used Auburn for an example. He said he talked to a planner in Auburn today who said they are looking to revise the action.
- **Lane Brockman** (CBRE and Benaroya listing agent) – key important thing is manufacturing business are driven by orders (ie. Boeing) - doesn't allow for an extended permitting process – industrial warehouse buildings are flexible while manufacturing buildings aren't. Cited example of Lacey.
- **Doug Kline** (KM Commercial and representing TIAA and Clarion and Highmark) – there will be unintended consequences – said that potential warehouse clients might have 8 months start-to-finish and will by-pass a city with a CUP process, while a potential manufacturing client will need to have an exit strategy to sell the building.
- **Commissioner Braden** – asked for public comment from the expertise in the room on how to bring incentives for manufacturing businesses:
 - **Don Moody** – when manufacturer looks for space they go out to all states – this state has no incentives (unless you are Boeing) – they go to Oregon (even

- though it's not a right-to-work state) – isn't a case of Fife, or Auburn – this is a case of WA – if they don't HAVE to locate here, they don't.
- **Cathy Craft** (Craft Architects) – incentives she has seen in process because they can only plan so far ahead, and adding roadblocks such as CUP is too much. Example incentives include: SEPA in a day (Snohomish Co; Everett); big shell permit in a week; front of the line for manufacturing uses; etc.
- **Kel Macaroy** (Port of Tacoma) – read from email comments submitted.

Acting Chair Brown moved the Old Business item ahead.

5. OLD BUSINESS

a. CPA11-07 – Land Use Element: Industrial Zone Policy/Zoning Text Amendment

Planner Pasinetti reviewed the background for commissioners who were absent in July, and gave researched answers to questions submitted at the July meeting.

- **Commissioner Braden** asked if Fife works with potential developers in advance so they are ready to move when the time is right. Planner Pasinetti said yes, constantly, through the DRC process. But incentives are different. Commissioner Braden asked Ms. Craft, in the absence of a CUP process, how would the City send a signal to manufacturers that we incentivize. She answered through word-of-mouth, economic development boards, marketing.
- **Doug Kline** – when Renton decided to be very business friendly, city planners came out to the brokerage houses and said "here is what we will do if you have a manufacturing client..."
- **Don Moody** – manufacturing doesn't live in its own bubble; it is related to warehouse, distribution, trucking, marketing, etc – it's a mistake to only allow a part use and not allow the support structure it needs around it, a flexibility of allowed uses.
- **Scott Lambsen** (ProLogis) – the key is getting the economic development group out into the community and region.

Motion (Bond/Braden) to recommend denial of this item. The Commissioners expressed thanks to the audience for taking time last month and this to provide input.

- Motion to recommend denial passed 4/0.
 - **Joe Alhadeff** – specifically timed his comment for after the vote: offered the expertise of all those in the room, saying they're available for guidance at any time.
 - **Don Moody** – added to his comments that, to attract manufacturing, it's really only possible to attract those who need to be here for some geographic reason; so concentrate on keeping small businesses that are already here, which can grow to be big businesses. Suggested a school in high tech. Also, the "build it and they will come" philosophy leads to "warehouses attract manufacturers." Until there's a more competitive state environment, that's the direction to take.

