

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

Fife City Hall

March 5, 2012

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**1. CALL TO ORDER**

The Planning Commission meeting was called to order at 7:03 pm by Chair Brown.

**2. ROLL CALL**

Present: Chair Brown, Commissioners Bond, Lemoncelli, Braden\* and Edwards

Absent: Commissioners Fagundes and Thornhill

Staff: Associate Planner Chris Pasinetti, Senior Admin Assistant Katie Bolam

Public: Guest Speaker Cassandra Moore, Grette Associates; Kim VanZwalenburg, Dept of Ecology; Karen Mundell, resident, 4007 60<sup>th</sup> Ave E; Norma Smith, resident, 4015 60<sup>th</sup> Ave E; Brian Heidgerken, resident, 3206 Frank Albert Road

**3. APPROVAL OF MINUTES**

a. February 6, 2012

**Motion** (Edwards/Lemoncelli) to accept the minutes of February 6, 2012. **Passed 4/0.**

**4. CITIZEN COMMENT PERIOD**

None.

**Motion** (Lemoncelli/Edwards) to move the Public Meeting item ahead of the New Business item. **Passed 4/0.**

\* Commissioner Braden arrived, 7:05.

**5. PUBLIC MEETING**

a. Shoreline Master Program

Planner Pasinetti gave a history of the SMP process and the updating of the Critical Areas ordinance. He then introduced Cassandra Moore of Grette Associates, who gave a power point presentation of the draft Shoreline Master Program's new wetlands section. She invited questions/comments throughout the presentation.

Resident Brian Heidgerken spoke, stating his concern that the 200' setback would consume his entire acre. Also, he purchased the acre property because of its industrial zoning and asked if it would be changed to single family as he'd seen on a map. Planner Pasinetti assured him that there is no proposed zoning change and that he was probably looking at the current land use map. Ms. Moore explained the difference between the 200' setback and the 100' no-build buffer, both of which are measured from the Ordinary High Water Mark. With the levee and the road, most property owners are not as encumbered as they may think.

Commissioner Lemoncelli asked about the I-5 work that WSDOT is just now permitting; Planner Pasinetti said that those permits have already been issued under existing regulations.

Commissioner Braden, referring to Mr. Heidgerken's property as an example, asked what considerations a property owner can expect when something such as the SMA causes a change in allowed uses. Ms. Moore answered that there are variance and conditional use processes to make use of property, although it may or may not be exactly what an owner originally intended. Ms. Van Zwalenburg explained that this process is not designed to limit uses but to bring consistency between the City's current regulations and the requirements of various laws. Beyond that, the question speaks toward takings, which is outside the realm of what's being proposed.

Ms. Moore reviewed the proposed remaining timeline:

- End of March = completed Draft SMP
- April 2 Planning Commission = recommendation to Council
- June 19 = Council study session
- July 10 = Council public hearing
- August 14 = Council adoption
- August 31 = submit Draft SMP to Ecology

Chair Brown thanked staff and Ms. Moore for all the hard work that has gone into the SMP over the last 2 years.

## 6. NEW BUSINESS

### a. Development Agreement for Hometel

Planner Pasinetti reviewed the details of a proposed agreement between the property owner, KS Family LLC, and the City of Fife. It is designed to encourage a clean-up and eventual development of the property.

Commissioner Braden stated that the property is next door to his office, and he thinks this is a great idea.

Chair Brown clarified that the benefit to the property owner is that the credits of the existing building are carried over; he then asked what the benefit is to the City. Planner Pasinetti answered that it encourages redevelopment through a specific time frame, and it makes it more affordable to the applicant to redevelop sooner rather than later.

**Motion** (Braden/Lemoncelli) to recommend approval of the development agreement between KS Family LLC and the City of Fife.

Commissioner Edwards asked for clarification of the timelines. He further stated that he sees this as a great agreement for both sides.

**Vote: Passed 5/0.**

**7. PROFESSIONAL INTEREST ITEMS** – "After the Deluge" from Planning Magazine, February, 2012. For Commissioners' reading interest only.

**8. ADJOURNMENT**

**Motion** (Bond) to adjourn – 7:50 pm.

	<u>4-2-12</u>		<u>4/2/12</u>
Chair, Jeff Brown	Date	Recording Secretary, Katie Bolam	Date