

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

Fife City Hall

February 4, 2013

1. CALL TO ORDER

The Planning Commission meeting was called to order at 7:02 p.m. by Chair Brown.

2. ROLL CALL

Present: Chair Brown, Commissioners Fagundes, Waldner, Lemoncelli, Bond, and Braden
Absent: Commissioner Edwards
Staff: Director David Osaki, Associate Planner Chris Pasinetti, Senior Administrative Assistant Katie Bolam
Public: None

3. APPROVAL OF MINUTES

a. January 7, 2013

Motion (Bond/Braden) to accept the minutes of January 7, 2013.

Discussion ensued regarding the identity of the Commissioner who made the motion for Item 6a, left blank in the presented minutes. Commissioner Braden remembers clearly that it was Commissioner Edwards.

Motion (Braden/Lemoncelli) to amend the January 7, 2013 minutes to include the name of Commissioner Edwards as making the motion, and that the motion was seconded.

Vote to accept the minutes as amended – Passed 5/0.

4. CITIZEN COMMENT PERIOD

None.

5. NEW BUSINESS

a. Community Mixed Use Zone

Planner Pasinetti presented background information on the formation and intent of the CMU zone and the subsequent actions taken, including street design and road design standards.

In light of the recently begun City Center Visioning work, there has been interest in looking at ways to improve the CMU zone's requirements and to assess how the original Vision for the 20th Street East Corridor now fits with the City Center work. Also, there have been development related inquiries in the CMU zone that indicate that adjustments may be appropriate to better respond to the marketplace.

Chair Brown pointed out that, at the time that the CMU zone was adopted, it was thought the 20th Street East corridor would be anchored by City Hall and the Gathering Place. With the sale of the Gathering Place property, it no longer makes sense.

Director Osaki further explained that the proposed City Center land use plan, especially on the south side of I-5, is focused around the 54th Ave /20th St intersection, with less growth assigned to rest of the City. The CMU zone is linear rather than a traditional downtown.

Feedback that has been gathered from individuals interested in the CMU zone implies a lack of market demand for the type and design of development envisioned along the corridor. There's been some indication of more demand for automobile uses (i.e. dealerships) along 20th St and for industrial uses east of 70th Ave.

However, Director Osaki also stated that the concept of pedestrian orientation along 20th Street East still remains a high priority.

Commissioner Lemoncelli said the overall core now is too broad, and the library needs to be included in any downtown core.

Commissioner Braden said the key issue is parking; there's a need for easy parking to sustain any commercial use.

Commissioner Bond exited the meeting at 7:35 pm.

Director Osaki encouraged commissioners to be thinking about this item with an eye to refining the zone to reflect the current conditions, including the sale of the Gathering Place property and the SR167 plans.

b. Liquor Privatization – Update

Director Osaki explained this is a follow-up of Council-directed observance and zone-amendment consideration in response to the liquor privatization initiative passed in 2011. Observations indicate that there is only one retail establishment for liquor sales (Tahoma Market), and no zoning amendments are warranted at this time.

More discussion will take place at a subsequent Planning Commission meeting.

c. State Environmental Policy Act (SEPA) Rule Changes

Director Osaki gave a brief background on the state's SEPA mandates and how the processing of SEPAs have evolved into codifying many of the mandates, allowing the City to consider the increased flexible threshold allowances as a tool for economic development.

Commissioner Lemoncelli expressed concern that no loopholes remain to protect against unintended environmental damage.

d. Upcoming Meetings/Training

Director Osaki briefed the Commission on upcoming events, including the Short Course that Fife is hosting in March, the Transportation Plan Update Open House at the end of February and the South Campus Municipal Plan Open House scheduled for March.

6. DIRECTOR'S REPORT

- City Council held a public hearing on the school impact fees ordinance and will be deliberating on it at its February 12, 2013 meeting. The ordinance to adopt the Shoreline Master Program is also scheduled for first reading at the City Council's February 12, 2013 meeting.

