

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

Fife City Hall  
5411 23<sup>rd</sup> Street East

September 9, 2013

---

**1. CALL TO ORDER**

The Planning Commission meeting was called to order at 7:01 p.m. by Chair Brown.

**2. ROLL CALL**

Present: Chair Brown, Commissioners Fagundes, Waldner, and Lemoncelli  
Absent: Commissioners Bond, Braden, and Edwards  
Staff: Director Osaki, Associate Planner Pasinetti, and Administrative Assistant Kurz

**3. APPROVAL OF MINUTES**

a. August 5, 2013

Motion (Waldner/Fagundes) to approve the minutes of August 5, 2013 as presented – Passed 4/0.

**4. CITIZEN COMMENT PERIOD**

None.

**5. PUBLIC HEARING**

a. 2013 Comprehensive Plan Amendments

Planner Pasinetti explained the five Comprehensive Plan Amendments that are presented for this public hearing:

- CPA13-02 Fife School District Capital Facilities Plan
- CPA13-02 Puyallup School District Capital Facilities Plan
- CPA13-01 Six-year Transportation Improvement Plan
- CPA13-05 Public Participation Plan
- CPA13-03 Capital Facilities Element

He explained that the open window time period that the City accepted privately-initiated comprehensive plan amendments was extended from November into March, and the City received one, known as Panattoni, which will be presented at the October meeting. Other amendments, including a new Parks Recreation and Open Space Plan as well as Urban Forestry, have been postponed to the 2014 cycle in order to ensure a quality product.

Planner Pasinetti briefly went over each of these five amendments, as well as the SEPA process.

He explained the staff recommendation is to open the public hearing and take comments at this meeting, and then continue the public hearing until the October 7, 2013 meeting, when the Panattoni amendment will be presented and included in the public hearing.

Chair Brown opened the public hearing at 7:08 p.m.

There was no testimony from the public.

**Motion** (Fagundes/Waldner) to extend the Public Hearing for the following 2013 Comprehensive Plan Amendments, specifically:

1. The Fife School District Capital Facilities Plan
2. The Puyallup School District Capital Facilities Plan
3. The City of Fife 2014-2019 Transportation Improvement Program
4. Updated Public Participation Program
5. Capital Facilities Element (Chapter 7) Update

to 7:00 pm, Monday, October 7, 2013 at Fife City Hall, City Council Chambers.

**The motion was voted on and passed 4/0.**

## **6. NEW BUSINESS**

None.

## **7. OLD BUSINESS**

### **a. Mobile Food Units**

Director Osaki provided a brief overview of this item and referred to the draft ordinance included in the packet, saying there are three key components, and he highlighted each one:

- Definition of Mobile Food Unit
- Locations – proposed to be allowed in five designated zones
- Standards – series of standards proposed

A few topics that are not included in this proposed ordinance that have come up before: the idea of a master permit by a land-owner, which is an idea that could be handled administratively rather than drafted into code; the need for background checks, which will be handled through the business licensing process; and separation requirements from brick-and-mortar businesses, which will be explored specifically with Fife's businesses during the public comment process.

Discussion included concerns about A-board and off-site signage, necessity of feedback from established brick-and-mortar businesses, separation requirements, restroom facilities, and amplified music and sound.

Director Osaki said this will come back to the Planning Commission as a public meeting inviting comment at either the October or November meeting.

### **b. Code Amendment – Gambling Premises**

Director Osaki said that a moratorium on gambling premises was set in October, 2012, and Council will be holding a public hearing at its September 10, 2013 meeting to consider extending the moratorium to April, 2014. Current code allows for gambling premises subject to a conditional use permit in the Regional Commercial and Business Park zoning districts, and

subject to a 500' separation from the nearest property line of schools, parks, adult use businesses, residential use and residential zoning districts.

The reason for the moratorium is for the evaluation of the effects of gambling premises on the city center visioning goals, which presently is drafted to include the need for a variety of land use types.

Commissioner Lemoncelli stated she'd like to discourage or limit altogether any additional gambling presence in Fife. Commissioner Waldner and Chair Brown doubt the economic viability, given the failure of Freddy's; Chair Brown would like to let the market dictate.

Planner Pasinetti read the code criteria that the hearing examiner would consider in rendering a decision on an application.

**c. Code Amendment – Marijuana-related Land Uses**

Director Osaki indicated that the City Council passed an ordinance in August, 2013 establishing a one-year moratorium on marijuana related land uses. The moratorium ordinance also includes a work program which identifies how the City will address this issue over the coming year. He briefly described the land uses (collective gardens and recreational use), what the state laws allow, and said that jurisdictions can pass local regulations over and above what the state requires, which is what the Planning Commission will be looking at over the next 6-9 months.

The work program calls for examination of three main items: state rules (slated for adoption late October), federal law, and secondary effects. City staff is working on obtaining better clarity for the state rules; the current vagueness is making it hard to map. The federal government has announced they will not prosecute outright, but they will be looking for certain harmful results. As for secondary effects, staff will be looking at studies and reports from across the nation for impacts such as odor, crime, juvenile issues, etc.

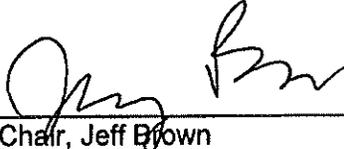
The two land uses – collective gardens and recreational use – can be regulated differently.

**8. OTHER ITEMS OF BUSINESS**

**9. DIRECTOR'S REPORT**

- The September 10, 2013 City Council meeting includes a public hearing on the Port Landing development, formerly Ashley Park.

**10. ADJOURNMENT** – Chair Brown adjourned the meeting at 8:42 p.m.

	10-7-13		10-7-13
Chair, Jeff Brown	Date	Recording Secretary, Katie Bolam	Date